



Sandra Davidson Estate Agents are privileged to offer an extremely rare opportunity to acquire a spectacular Tudor style family home on a substantial plot situated in a delightful cul-de-sac on the prestigious Knighton Estate. This immaculately presented, DETACHED property offers it's own splendour of contemporary features and good size accommodation. The property benefits from a large entrance hall giving a warm ambiance, bright and spacious reception, open plan kitchen/diner, WC and utility room on the ground floor with four bedrooms of which the master bedroom offers an en-suite bathroom and walk-in dressing area and a family bathroom on the first floor. The property is situated within walking distance of Bancroft School.

This prestigious property has further scope to extend and can only be appreciated by an internal inspection and comprises:-



ENTRANCE

Via wooden door with period stained glass sidelight window, spotlights to ceiling, Amtico flooring, radiator, carpeted stairs to first floor landing, further double glazed window to front with seating under, fitted cupboard, door to:

GROUND FLOOR WC

Low level WC, corner hand wash basin inset to vanity unit, double glazed window to flank with fitted blind, radiator, Amtico flooring, light, extractor fan.

LOUNGE 6.9m x 6.2m (22'8" x 20'4")

Double glazed windows to rear and flank with fitted blinds, double glazed French doors to flank leading into rear garden, fitted carpet, spotlights inset to ceiling, two roof-light windows, speaker inset to ceiling, four feature wall mounted lights, timber skirting,

DINING ROOM 4m x 3.38m (13'1" x 11'1")

Double glazed window to front with radiator under, two period stained glass windows to flank, fitted carpet, light, speaker inset to ceiling, timber skirting.

KITCHEN/DINER 6.07m max x 6m max (19'11" max x 19'8" max)

KITCHEN AREA

The high spec Urban Myth kitchen benefits from; High gloss fitted wall and base units with inset lighting, granite work surfaces, tiled splash-back, one and a half bowl under-mounted stainless steel sink with integrated drainer and chrome plated spring pull out spray tap, centre island unit with fitted base units, five ring gas hob and extractor hood above, integrated oven, microwave and

dishwasher, spotlights to ceiling, American style fridge freezer with drinks dispenser, Amitco flooring.

DINING AREA

Double glazed bi folding doors to rear and flank, Amtico flooring, radiator, spotlights inset to ceiling, door to:

UTILITY ROOM

Double glazed window to front, fitted wall and base units, work surface, Amtico, flooring, fitted shelves, space and services for washing machine, spotlights to ceiling.

FIRST FLOOR LANDING

Spotlights to ceiling, fitted carpet, radiator, access to loft space, doors to:

MASTER BEDROOM 5.56m max into Cpbld x 3.42m max (18'3" max into Cpbld x 11'3" max)

Double glazed window to rear overlooking Wells cricket ground, radiator, further double glazed window to flank with fitted blind, fitted carpet, light, door to dressing room with fitted shelves and clothes rail, spotlights inset to ceiling, radiator, fitted carpet.

EN-SUITE BATHROOM 2.36m x 2.2m (7'9" x 7'3")

Suite comprising; P-shaped walk-in shower cubicle with hidden faucet, bath, low level WC, hand wash basin inset to vanity unit, chrome plated heated towel rail, spotlights inset to ceiling, tiled walls and flooring, two wall mounted lights, double glazed windows to front and flank.

BEDROOM TWO 4.57m max into bay x 3.38m (15'0" max into bay x 11'1")

Double glazed window to front with radiator under, feature period stained glass sidelight windows to flank, fitted carpet, light.

BEDROOM THREE 4.28m x 3.34m (14'1" x 10'11")

Double glazed window to rear overlooking Wells cricket ground, radiator, feature period stained glass sidelight windows to flank, fitted carpet, fitted cupboard, light.

BEDROOM FOUR 3.29m max into bay x 2.6m (10'10" max into bay x 8'6")

Double glazed bay window to front with radiator under, fitted carpet, light.

FAMILY BATHROOM 2.6m x 2.15m (8'6" x 7'1")

Suite comprising, panelled bath, low level WC, walk-in corner shower cubicle with hidden faucet, pedestal hand wash basin, wall mounted mirrored cabinet, chrome plated heated towel rail, spotlights to ceiling, tiled walls and flooring, extractor fan, double glazed window to rear.

EXTERIOR 30m x 11.5m (98'5" x 37'9")

The delightfully manicured, un-overlooked rear garden measures approximately 38' in length and 100' in width, with paved barbecue/seating area, laid lawn with flower and shrub borders, steps to paved patio area, timber storage shed, personal gate to Woodford Wells Cricket Ground.

To the front of the property there is off street parking.







This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradaavidson.com
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	68	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	
	61	76