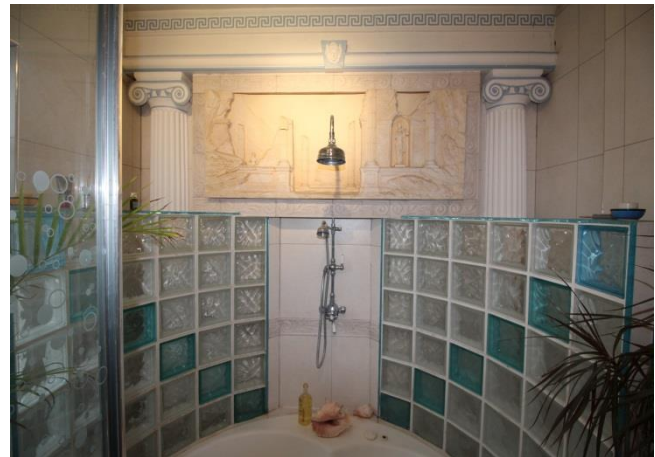


HOUSE FOR SALE



Large rambling four bedroom 1930'built family house , situated at the junction of Norbury Hill and Green Lane, inviting you to explore the extensive and spacious accommodation in excess of 2000 sq. ft., set out over two floors, together with the exceptionally large loft space and the excellent facilities including gas central heating , double glazing (recently renewed to the front elevation), large family bathroom, en-suite bathroom (off master bedroom), spacious kitchen/diner, utility room, ground floor WC., rear garden, garage/workshop, and off street parking. This is a large property with excellent amenities offering room to breathe and retreat; room to live and to entertain; room to exercise and to provide for that additional family member or friend on an extended visit. Call for an early appointment to avoid disappointment.

The accommodation comprises:

GROUND FLOOR

Entrance Porch

double glazed entrance door

Entrance Hall

extremely spacious about 17' x 7', beamed ceiling, radiator, wood flooring, under stairs cupboard.

Lounge 17' 1" x 14' 0" (5.20m x 4.26m)

expansive, double glazed, leaded light bay window, Victorian style fireplace, fitted gas fire, radiator, beamed ceiling, wood flooring.

Dining Room 14' 4" x 11' 9" (4.37m x 3.58m)

beamed ceiling, wood flooring, double glazed sliding patio door to garden.

Family Room 13' 8" x 13' 6" (4.16m x 4.11m)

radiator, double glazing

Kitchen/Breakfast Room 22' 11" x 7' 4" (6.98m x 2.23m)

stainless steel sink unit, extensive range of country style floor and wall units, electric hob, extractor over, double oven, microwave, dishwasher, radiator, opening to utility room, double glazed double doors to rear garden.

Utility Room 16' 11" x 4' 3" (5.15m x 1.29m)

stainless steel sink unit, wall mounted gas central heating boiler, fridge, washing machine, double glazing, door to separate WC

Separate WC

pedestal basin, low suite W.C., double glazing.

FIRST FLOOR

Informal access to large loft space

Loft Space

About 16' x 12, Velux window.

Bedroom One 16' 4" x 14' 6" (4.97m x 4.42m)

En-suite: 14' 6" x 8' 10" (4.42m x 2.69m)

spacious facility with convenient separation by glazed brick and sliding glazed screen and comprising deep hot tub, power shower, wash hand basin in vanity unit, low suite WC., heated towel rail, double glazing, tiling.

Bedroom Two 16' 8" x 12' 4" (5.08m x 3.76m)

double glazed bay window, radiator.

Bedroom Three 14' 4" x 12' 1" (4.37m x 3.68m)

radiator, double glazing, wood flooring.

Bedroom 4 9' 1" x 8' 0" (2.77m x 2.44m)

radiator, fitted wardrobes, double glazing.

Family Bathroom 8' 5" x 8' 0" (2.56m x 2.44m)

Jacuzzi style bath with power shower over, separate shower cubicle with power shower, wash hand basin, low suite WC., double glazing, tiling.

EXTERIOR

Rear Garden 45' 0" x 45' 0" (13.71m x 13.71m)

about 45' x 45', patio, lawn, pergola, fish pond, garage to rear, gate to Norbury Hill.

Garage

To rear, with workshop facility, light and power, up and over electric door with separate individual door for easy access.

Off Street Parking

accessed by gates off Norbury Hill

