

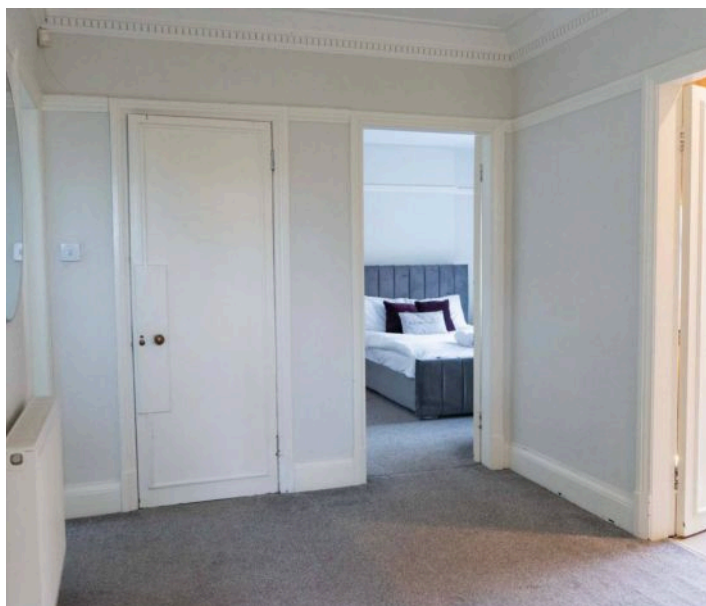
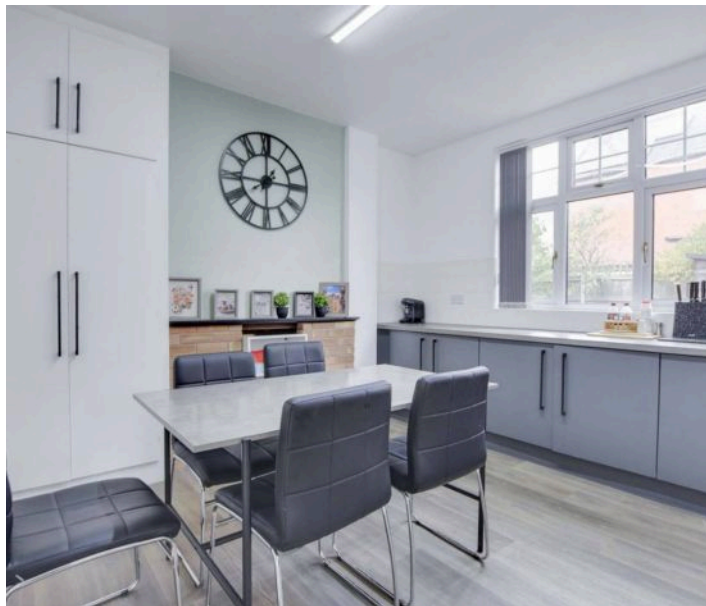
## Sunnycroft Road, Western Park

£500,000

A BEAUTIFUL and SPACIOUS detached family home offered for sale with NO UPWARD CHAIN. The home includes two reception rooms, a stylish kitchen diner and FOUR BEDROOMS with principal having en-suite.







#### **Entrance Porch**

With double glazed windows and door to the front elevation, tiled floor.

#### **Entrance Hall**

With double glazed window to the front elevation, single glazed door to the front elevation, carpet floor, stairs to first floor, under stairs storage, radiator.

#### **Reception Room One** 14' 11" x 13' 6" (4.56m x 4.11m)

With double glazed window to the side elevation, two double glazed windows to the front elevation, fireplace (disconnected) with fire surround and hearth, two radiators.

#### **Reception Room Two** 18' 0" x 14' 11" (5.48m x 4.56m)

With double glazed bay window to the rear elevation, double glazed window to the side elevation, fireplace (disconnected) with fire surround and hearth, carpet floor, radiator.

#### **Kitchen Diner** 24' 6" x 11' 11" (7.47m x 3.64m)

Measurement narrowing to 2.27 m. With two double glazed windows to the side elevation, brick fireplace with shelf, wall and base units with work surface over, sink and drainer unit, integrated double oven, integrated gas hob, chimney hood over, integrated dishwasher, integrated fridge, storage cupboard, wood effect floor, part tiled walls, two radiators.





#### **Rear Lobby**

With door to the rear garden.

#### **Ground Floor WC 5' 7" x 2' 6" (1.70m x 0.75m)**

With double glazed window to the rear elevation, low-level WC, wash hand basin, tiled floor, part tiled walls, ladder towel rail/radiator.

#### **Utility Room 11' 7" x 5' 7" (3.53m x 1.71m)**

With double glazed windows to the side elevations, part tiled walls, gas boiler, unvented heating system, vinyl floor, plumbing for washing machine.

#### **First Floor Landing**

With double glazed window to the front elevation, carpet floor, loft access.

#### **Principal Bedroom**

With double glazed window to the side elevation, double glazed window to the rear elevation, carpet floor, radiator.

#### **En-Suite 6' 11" x 4' 0" (2.12m x 1.23m)**

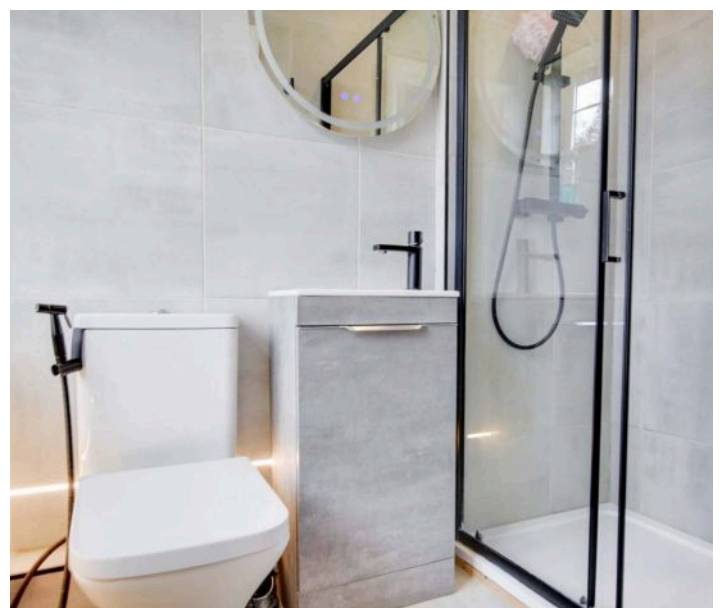
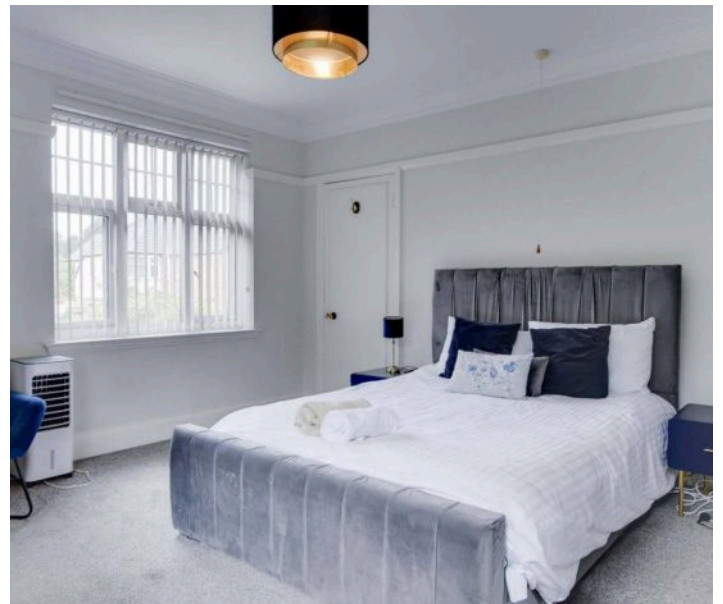
Measurement into shower cubicle. With double glazed window to the rear elevation, tiled floor, tiled walls, low-level WC, wash hand basin, shower cubicle, radiator.

#### **Bedroom Two 14' 11" x 13' 6" (4.54m x 4.11m)**

With double glazed window to the front elevation, carpet floor, fireplace (disconnected) with fire surround, radiator.

#### **Bedroom Three 11' 11" x 11' 11" (3.62m x 3.62m)**

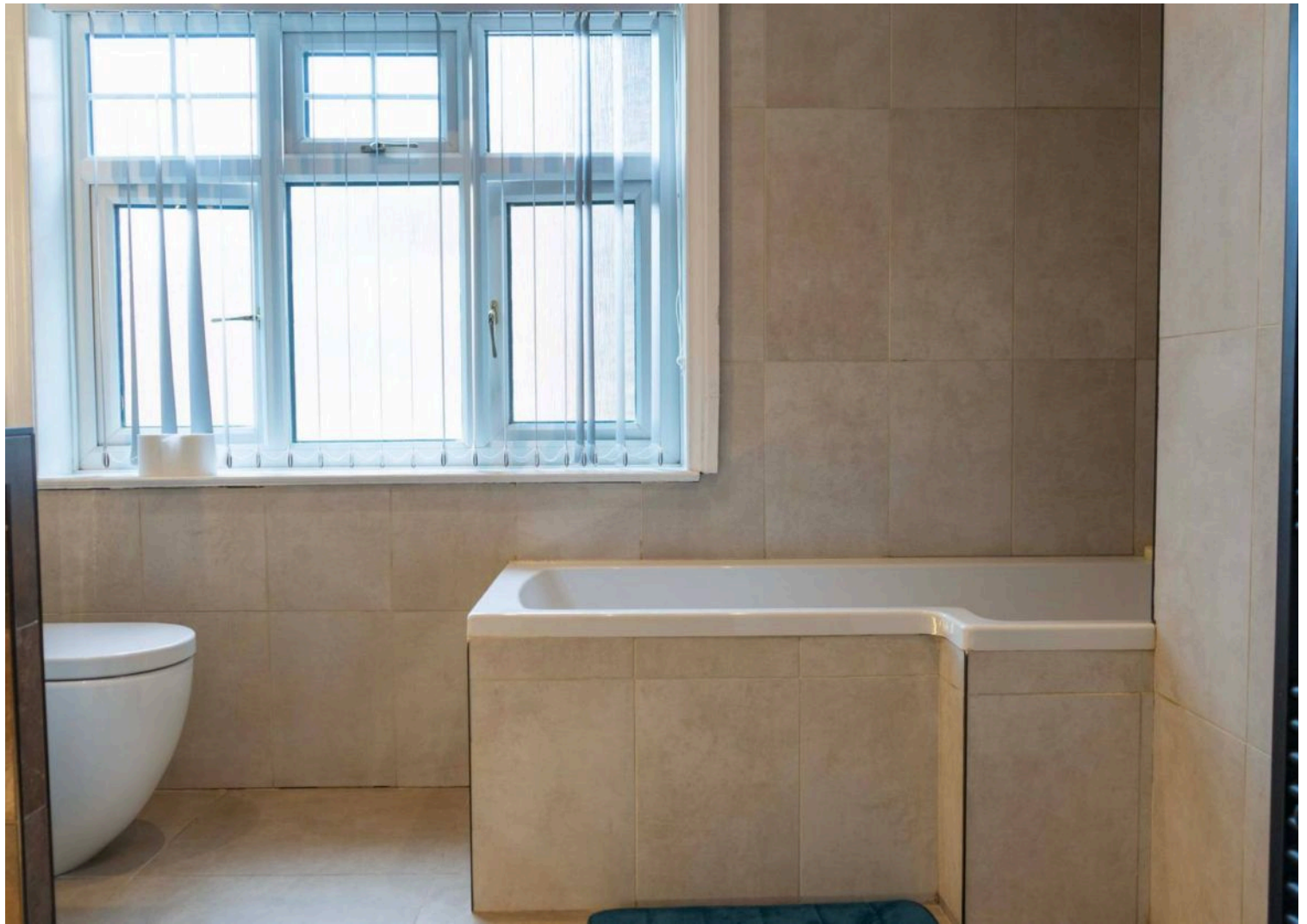
With double glazed window to the side elevation, carpet floor, radiator.



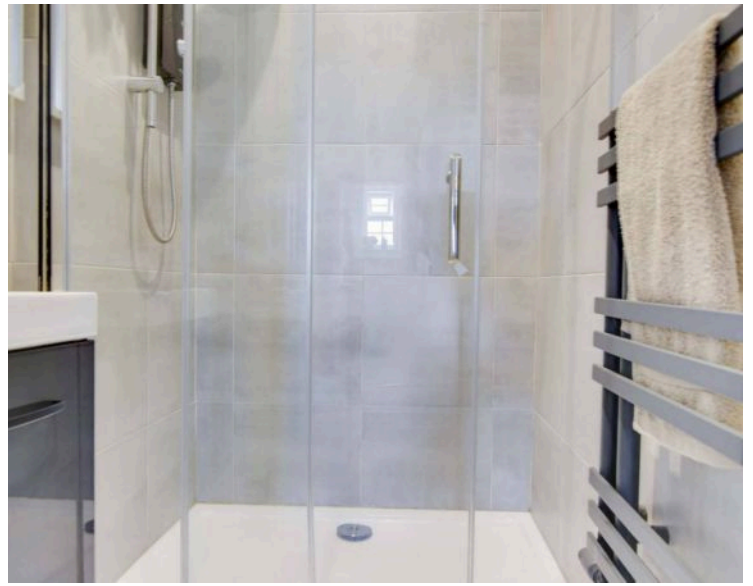












**Bedroom Four** 11' 11" x 9' 11" (3.64m x 3.01m)

Measurement narrowing to 2.08 m. With double glazed window to the rear elevation, carpet floor, radiator.

**Family Bathroom** 7' 4" x 7' 9" (2.24m x 2.35m)

With double glazed window to the side elevation, tiled walls, tiled floor, low-level WC, wash hand basin, bath with shower over, ladder towel rail/radiator.

**Shower Room** 4' 6" x 4' 0" (1.37m x 1.22m)

With tiled walls, tiled floor, wash hand basin, shower cubicle, ladder towel rail/radiator.

**Separate WC** 5' 2" x 2' 7" (1.57m x 0.79m)

With double glazed window to the front elevation, tiled walls, tiled floor, low-level WC, wash hand basin.

**Front Garden**

A fenced front garden with lawn, paved pathway.

**Rear Garden**

With lawn, paved patio area, flowerbeds and shrubs, shed, rear access to the garage.

**Off Road**

1 Vehicle

**Garage**

1 Vehicle

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.