



5 Pallance Road, Northwood  
£350,000

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This good sized detached bungalow is set within a large garden, tucked off Pallance Road, yet convenient for the local bus routes and amenities. Built around 1980, the home offers light accommodation which includes a spacious living room; smart, modern kitchen; three double bedrooms and a bathroom. The home is in need of general modernisation and upgrading, but has gas central heating and double glazing. The mature gardens surround the home, offering plenty of privacy and there is parking to the front. Offered with no onward chain. Freehold. Council Tax Band - D. EPC - D-62

### Steps up to double glazed door into:

#### Entrance Hallway:

An L-shaped hallway with access to loft and doors to:

#### Living Room:

16'5" x 16'1" max (5.02m x 4.91m max)

A bright living room with UPVC double glazed side window and sliding patio doors looking and leading to the garden. Fireplace with wooden surround and log basked storage to one side.

#### Kitchen:

14'4" max x 9'4" max (4.38m max x 2.86m max)

A smartly fitted kitchen with taupe glossy

fronted units and co-ordinating mottled worktops. Spaces for all appliances and stainless steel sink unit set below the large UPVC double glazed front window. Wall mounted gas fired boiler and UPVC double glazed external door to side.

#### Bedroom One:

12'3" x 9'6" (3.75m x 2.91m)

A double bedroom with UPVC double glazed rear window and fitted wardrobes.

#### Bedroom Two:

11'11" +wardrobes x 9'4" (3.64m +wardrobes x 2.86m)

A second double bedroom with fitted airing cupboard and UPVC double glazed rear window.





### Bedroom Three:

10'4" x 8'10" (3.17m x 2.71m)

A smaller double room with built in cupboards and UPVC double glazed front window.

### Bathroom:

8'4" max x 7'4" max (2.55m max x 2.25m max)

Fitted with a coloured suite of WC; vanity wash hand basin; bath and separate shower enclosure. Opaque UPVC double glazed front window.



### Parking and Front Garden:

There is a private lane access from Pallance Road to the bungalow. To the front is an enclosed garden area with parking to one side. Access to each side leads to the:

### Rear Garden:

A large, mature garden with areas of patio and lawn, interspersed with shrubs and trees. There is a shed; two green houses and an old air raid shelter.



### AGENTS NOTES:

Please note that there is a Badgers Sett in the garden. This will be re-located, but cannot be done until July.

### Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have

not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



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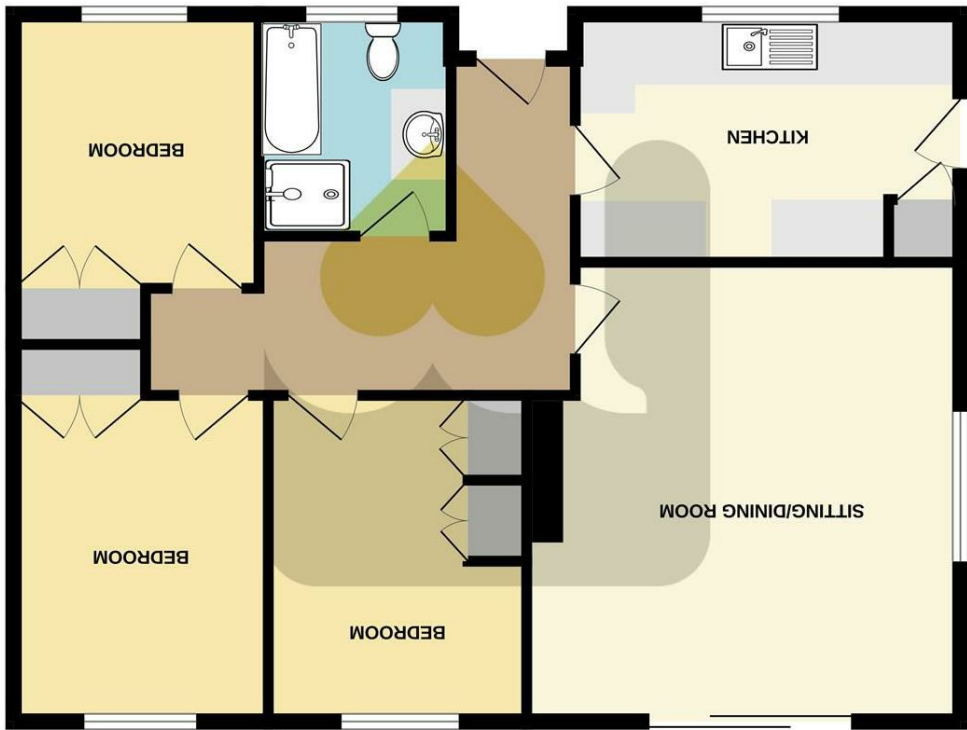
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Pop in for a chat

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While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |  |
|---|---------|--|
| England & Wales                             |         |  |
| EU Directive 2002/91/EC                     |         |  |
| Very energy efficient - lower running costs |         |  |
| Not energy efficient - higher running costs |         |  |
| (92 plus) A                                 |         |  |
| (81-91) B                                   |         |  |
| (69-80) C                                   |         |  |
| (55-68) D                                   |         |  |
| (39-54) E                                   |         |  |
| (21-38) F                                   |         |  |
| (1-20) G                                    |         |  |
| Potential                                   | Current |  |
| 81  | 62      |  |