

**£240,000**

This spacious GROUND FLOOR MAISONETTE is in need of updating but boasts large living accommodation as well as its OWN ENCLOSED GARDEN. Other features include a spacious lounge dining room, TWO BEDROOMS kitchen and a shower room. Situated in this popular HP3 location close to local amenities and transport links .

# Property Description

## Entrance Hall

Double glazed front door to entrance hall, radiator, half panelled surrounds.

## Kitchen

Fitted with a range of base and eye level storage units, work surface areas with inset single drainer stainless steel sink unit with mixer tap, double glazed door to the rear garden, walk in under stairs storage cupboard, radiator, gas and electric cooker points.

## Lounge/Diner

Double glazed sliding patio doors to the rear garden, radiator, TV point, half panelled surrounds.

## Bedroom One

Double glazed bow window to the front, radiator.

## Bedroom Two/ Reception Room

Double glazed window to the rear, raditor.

## Shower Room

A three piece suite comprising low level WC, wash hand basin with mixer tap and cupboard below, tiled shower cubicle with electric shower, wall mounted gas boiler serving central heating and hot water, plumbing and space for washing machine.

## Outside

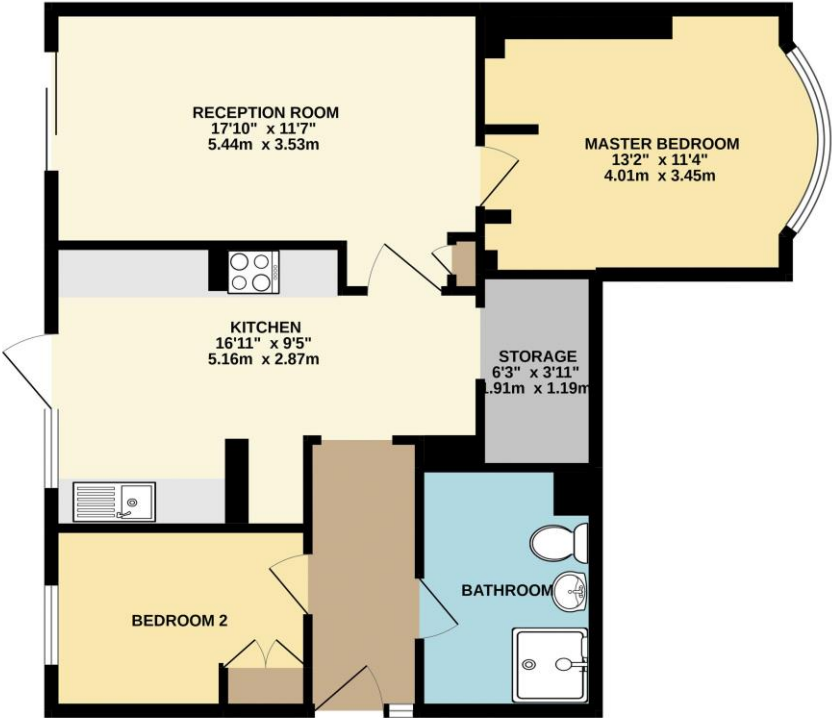
## Rear Garden

A fully enclosed rear garden with gated side access, outside cold water tap, laid to paving for ease of maintenance, timber storage shed.

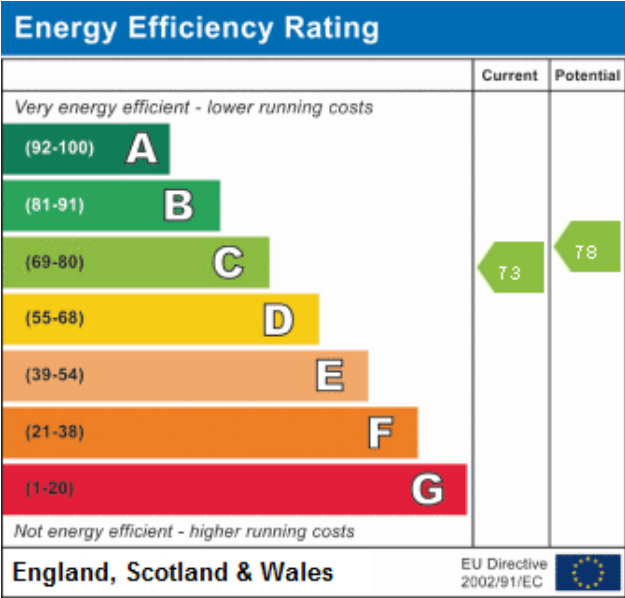
## Parking

Off Road parking space.

GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



( PRODUCED FOR MICHAEL ANTHONY )  
TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.  
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