





**Offers in Excess of
£415,000**

Positioned in the ever-popular Nash Mills area and within catchment for highly regarded local schools, this spacious and well-kept three-bedroom home offers practical family living in a location that truly stands out. With three double bedrooms, generous living areas, a recently updated bathroom, and a south-east facing garden of around 100ft, the property provides excellent space both inside and out. The dual-aspect living/dining room and modern kitchen with utility area make for a flexible ground floor layout, while the large private garden enjoys open views and plenty of room to relax or entertain. On-road parking is readily available nearby, and the property is ideally placed for Apsley Marina, local shops and eateries, and fast transport links into London. A smart move for families looking for space, location, and convenience.

Property Description

ENTRANCE PORCH

Doors to utility and lounge/diner, radiator.

ENTRANCE HALL

Stairs to first floor.

LOUNGE/DINER

Double glazed windows to front and rear aspects, door to garden. Radiator.

KITCHEN

Double glazed window to rear aspect, door to garden. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, space for: cooker, dishwasher and washing machine; stainless steel sink with drainer, boiler, spotlights, door to utility, radiator.

UTILITY

Space for fridge freezer and dryer.

LANDING

Doors to bedrooms, bathroom, separate toilet, built-in storage cupboard housing hot water cylinder, loft hatch.

BEDROOM ONE

Double glazed window to front aspect. Radiator, storage cupboard, spotlights.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, spotlights.

BEDROOM THREE

Double glazed window to front aspect. Radiator, built-in storage cupboard.

WC

Double glazed frosted window to rear aspect. Low level WC.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with shower, wash hand basin with mixer tap and storage, heated towel rail, spotlights.

OUTSIDE

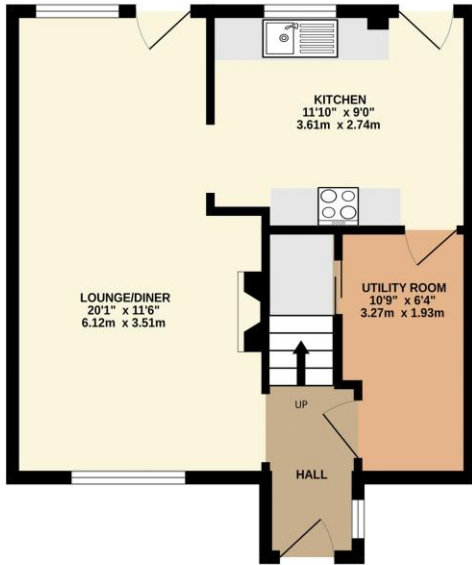
FRONT GARDEN

Patio area, artificial grass.

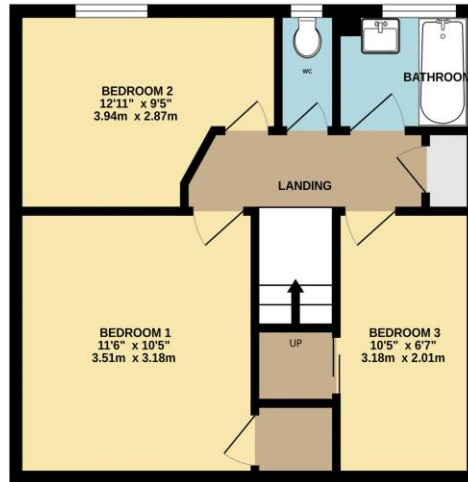
REAR GARDEN

A landscaped garden mainly laid to lawn with patio area, rear gated access.

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.

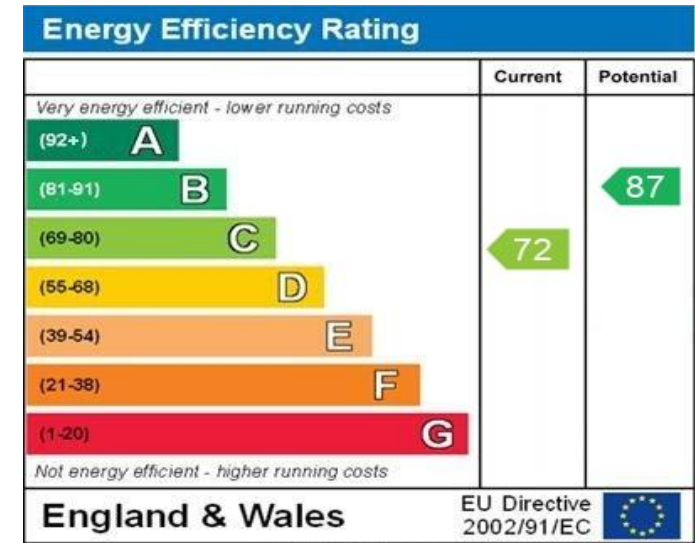


1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 926sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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