

either by the seller or his agent. All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation although the party of the second state of the seco

FIRST FLOOR **GROUND FLOOR SECOND LTOOR**

TOTAL APPROX FLOOR PLAN AREA EXCLUDING SHED & GARAGE 1356 SQ.FT (126 SQ.M) TOTAL APPROX FLOOR PLAN AREA INCLUDING SHED & GARAGE 1623 SQ.FT (151 SQ.M) SPARROW FARM ROAD, KT17





LOCATED IN THE HIGHLY SOUGHT-AFTER SPARROW FARM ROAD, THIS DELIGHTFUL SEMI-DETACHED HOME COMBINES COMFORT, CHARACTER, AND MODERN CONVENIENCE. OFFERING THREE GENEROUSLY SIZED BEDROOMS PLUS A VERSATILE LOFT ROOM, IT PROVIDES AMPLE SPACE FOR GROWING FAMILIES OR ANYONE IN NEED OF A LITTLE EXTRA ROOM.

INSIDE, THE PROPERTY FEATURES TWO WELCOMING RECEPTION ROOMS—PERFECT FOR BOTH RELAXED EVENINGS IN AND ENTERTAINING GUESTS. TWO WELL-APPOINTED BATHROOMS ADD TO THE HOME'S PRACTICALITY, ENSURING BUSY MORNINGS RUN SMOOTHLY.

OUTSIDE, THE HOME TRULY SHINES. A LARGE PRIVATE GARDEN BACKS DIRECTLY ONTO OPEN PARKLAND, CREATING A WONDERFUL EXTENSION OF YOUR OUTDOOR SPACE AND PROVIDING UNINTERRUPTED VIEWS OF GREENERY FROM THE HOUSE. WITH A LARGE DRIVEWAY FOR PARKING —AN INVALUABLE BENEFIT IN THIS POPULAR AREA—THIS PROPERTY OFFERS BOTH CONVENIENCE AND TRANQUILLITY IN EQUAL MEASURE.

MORE THAN JUST A HOUSE, THIS SPARROW FARM ROAD PROPERTY OFFERS THE OPPORTUNITY TO CREATE LASTING MEMORIES IN A SPACIOUS, WELL-POSITIONED HOME. WITH ITS INVITING LAYOUT, GENEROUS GARDEN, AND RARE PARKLAND SETTING, IT'S A CHANCE TO SECURE SOMETHING TRULY SPECIAL IN ONE OF THE AREA'S MOST DESIRABLE LOCATIONS.

- STUNNING EXTENDED 3-BED SEMI-DETACHED
- BENEFITTING FROM DIRECT ACCESS AND VIEWS OF CUDDINGTON RECREATION GROUND
- CLOSE PROXIMITY TO FANTASTIC SCHOOLS, AMENITIES AND TRANSPORT
- Council Tax Band D
- EPC RATING D













