





Henley's are delighted to bring to the market, this six bedroom detached family home located in the village of Beck Row. The home itself is bright, spacious and modern and boasts ample space for family living. The home is set over 3 floors, and has a living room, kitchen/diner, utility room and downstairs cloakroom. There are 6 bedrooms over the two floors, with ensuite, and two family bath/shower rooms. Outside, the home has a fully enclosed rear garden and double garage with driveway.

Tenure: Freehold

Council Tax Band: E

EPC: C

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1460

Parking: Double Garage and Driveway

Electric Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating sources: Wet Electric Heating System

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of
Listed – N/A

Conservation Area – No

LIVING ROOM

Carpeting, window to front, patio doors to garden.



KITCHEN/DINER

Wood effect flooring, range of modern base and eye level units with marble effect work surface and tiled splash back, ceramic hob with extractor over, electric oven, sink, window to rear, bay window to front.

UTILITY ROOM

Wood effect flooring, range of modern base and eye level units, marble effect work surface, tiled splash back.

BEDROOM 1

Carpeting, double built in wardrobe, window to rear, door to ensuite.

ENSUITE

Wood effect flooring, shower with tiled splash back, toilet, pedestal sink, window to rear.

BEDROOM 2

Carpeting, window to rear.

BEDROOM 3

Carpeting, window to front.

BEDROOM 4

Carpeting, window to front.

BATHROOM

Wood effect flooring, bath with shower and screen, fully tiled splash back, toilet, pedestal sink, window to front.

BEDROOM 5

Carpeting, window to front.



BEDROOM 6

Carpeting, window to rear.

BATHROOM

Wood effect flooring, shower, toilet, pedestal sink, window to front.

GARDEN

Patio area, mostly laid to lawn, rear access to double

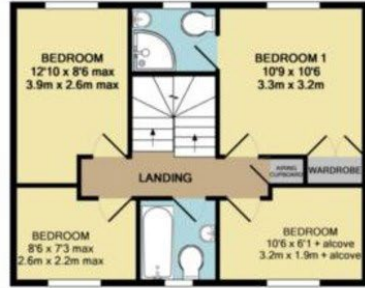




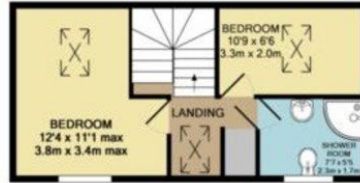
garage and driveway with parking for multiple vehicles



GROUND FLOOR
APPROX. FLOOR
AREA 49.1 SQ.M.
(529 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 45.9 SQ.M.
(493 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 28.7 SQ.M.
(308 SQ.FT.)

TOTAL APPROX. FLOOR AREA 123.6 SQ.M. (1330 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 02012



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		