



17 Hillcrest AL10 8EZ
Guide Price £425,000



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Guide Price £425.000-£440.000

Deceptively spacious, refurbished end of terrace family home with the wow factor, benefiting from a detached home office/garden room and backing directly onto playing fields, within a short walk of local schools, town centre and train station.

This delightful family home has been extensively refurbished by the present owners over the last few years with too many improvement to mention, the property now comprises of entrance hall, a refitted ground floor wc, lounge, a stunning dual aspect refitted open plan kitchen/dining room with built in appliances and bi-folding doors leading to the rear garden, three first floor double bedrooms and a refitted bathroom/wc. The property is double glazed and has gas radiator central heating with a combination boiler.

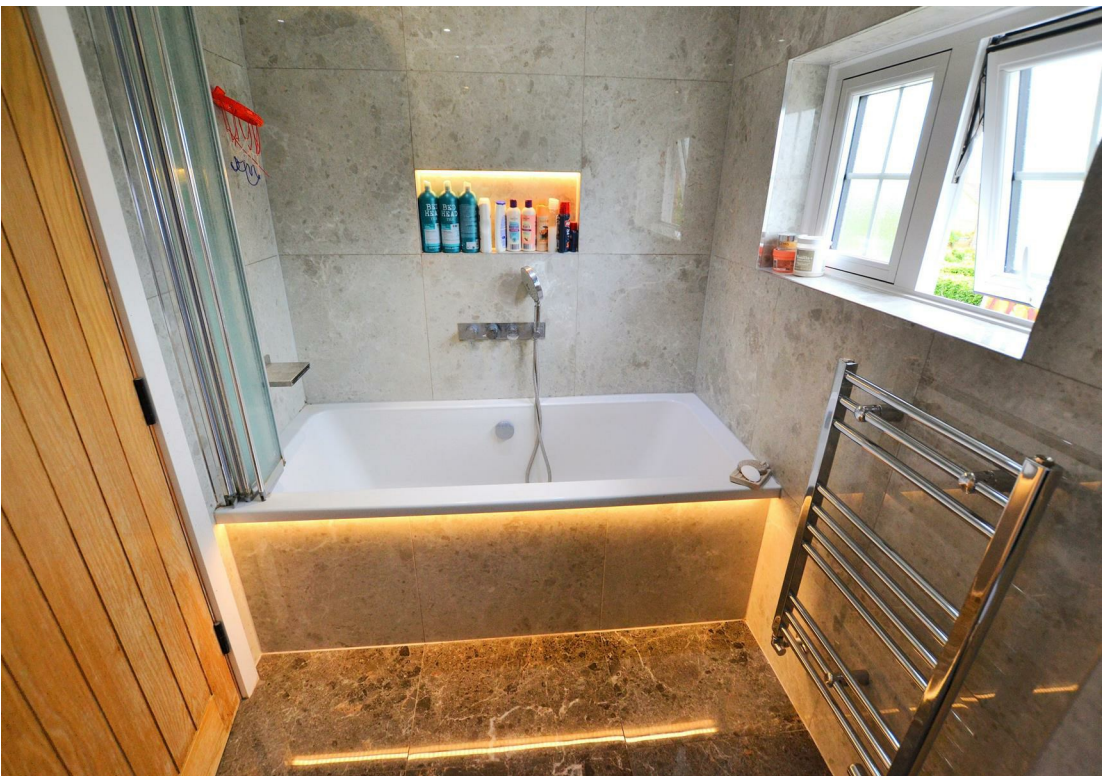
Outside there are well established low maintenance gardens to both front and rear, with the rear garden offering great space for entertaining and backing directly onto playing fields accessed via a gate, there is also a detached home office/garden room.

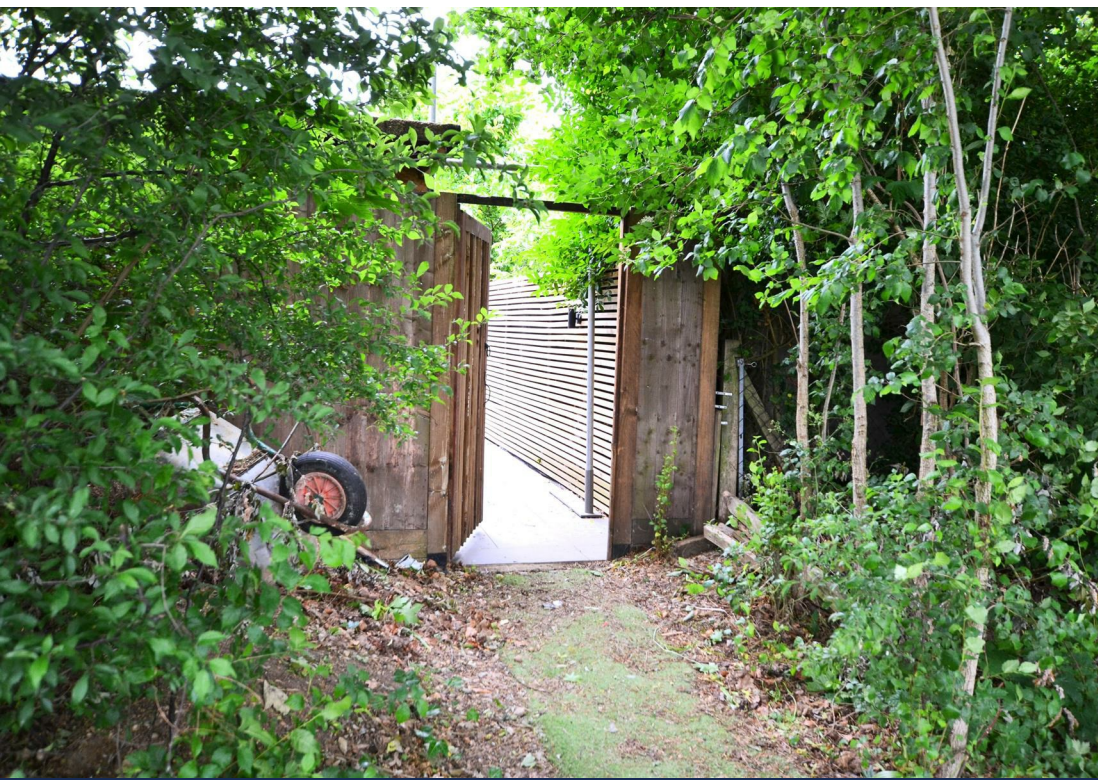
Early viewing strongly advised to avoid disappointment, please call us on 01707 270777





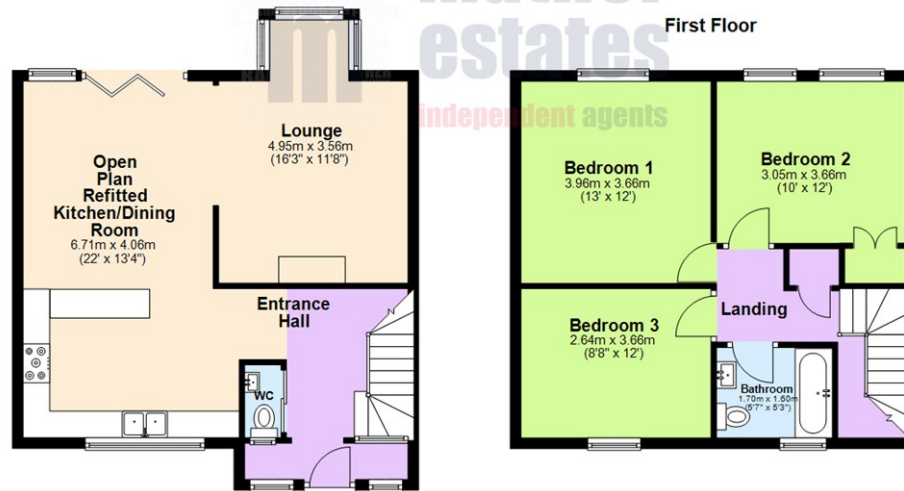
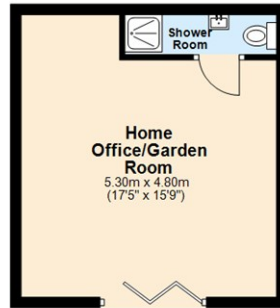






Entrance Porch	Refitted Bathroom
Entrance Hall 9'9" x 7'6"	Refitted suite comprising of panel enclosed bath with mixer tap and shower attachment, rainfall shower over, folding glazed screen, concealed cistern dual flush wc, vanity wash hand basin with mixer tap and storage under, complimentary wall tiling, shelved recess with LED lighting, tiled floor, heated towel rail, recessed down lights, LED lighting, double glazed window to rear.
Entrance door and double glazed windows to front, recessed down lights, underfloor heating, Parquet effect flooring, opening to:, stairs to first floor landing with cupboards under and recessed LED lighting, opening to kitchen/dining room and door to:	Home Office/Garden Room 17'5" x 15'9"
Refitted Ground Floor WC 4'6" x 2'3"	Double glazed bi-fold door to front, power points, recessed down lights, door to;
Refitted suite comprising of, concealed cistern dual flush wc, wash hand basin with mixer tap, complimentary wall tiling, underfloor heating, recessed down lights, extractor fan, Parquet effect flooring, internal window.	Shower Room/wc 2'6" x 9'4"
Open Plan Dual Aspect Refitted Kitchen/Dining Room 22'0" x 13'4"	Refitted suite comprising of double shower with rainfall and handheld showers, vanity wash hand basin with mixer tap and storage under, dual flush wc, recessed down lights.
Stunning dual aspect room with an extensive range of refitted base and wall units with complimentary worktops and tiled splash back, inset twin bowl enamel sink unit with mixer tap, space for a range style cooker with chimney style stainless steel extractor hood over, breakfast bar with lighting over, integrated dishwasher, washing machine and fridge/freezer, space for wine cooler, recessed down lights, underfloor heating, Parquet effect flooring, double glazed window to front and bi-fold doors opening onto the rear garden, opening to:	Southerly Facing Garden
Lounge 16'3" x 11'8"	Designed for easy maintenance with full width patio to the immediate rear extending to an artificial lawn, hot and cold water water taps, exterior lighting, power points, home office/garden room, gate to rear leading to Roe Hill playing fields.
Double glazed bay window to rear, television recess, recessed down lights, underfloor heating, Parquet effect flooring.	Front Garden
Landing	Designed with low maintenance in mind, full width bloc paved, raised flower bed, water tap, lighting, power points, steps leading to front door.
Storage cupboard, access to loft, recessed down lights, doors to:.	
Bedroom One 13'0" x 12'0"	
Double glazed window to rear, radiator, recessed down lights.	
Bedroom Two 10'0" x 12'0"	
Double glazed windows to rear, built in wardrobe, radiator, recessed down lights.	
Bedroom Three 8'8" x 12'0"	
Double glazed window to front, raditor, recessed down lights.	

Ground Floor



Total area: approx. 129.5 sq. metres (1394.3 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Potential buyers are advised to recheck the measurements before committing to any expense.

5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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