

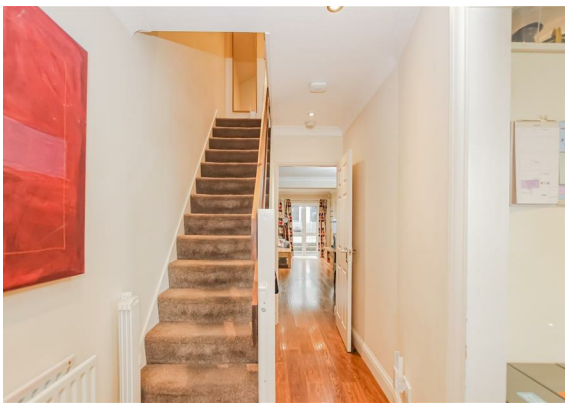


Guide Price £600,000 to £625,000 - Located on Holmsdale Grove, this substantial end-of-terraced residence is fitted with all the modern essentials for a perfect family home. Boasting four bedrooms in the main house along with a family bathroom, open-plan kitchen and a downstairs utility room with a WC. The extensive annexe to the side of the house comes supplied with another fully functioning kitchen, living room, bathroom and double bedroom.

To piece this family home together, the vendors have recently erected a huge outbuilding with a fitted bathroom spanning an impressive 602 sqft!

With the property offering a huge 2209 Sqft, Viewings are highly recommended to truly appreciate what this property has to offer!

- Porch**  
1.50m x 0.94m (4'11" x 3'1")
- Hallway**  
3.33m x 1.50m (10'11" x 4'11")
- Kitchen/Dining Room**  
5.04m x 2.99m (16'6" x 9'9")
- Living Room**  
7.08m x 4.62m (23'2" x 15'1")
- Utility Room & WC**  
3.18m x 1.29m (10'5" x 4'2")
- Landing**  
2.64m x 2.58m (8'7" x 8'5")
- Bedroom One**  
4.05m x 2.86m (13'3" x 9'4")
- Bedroom Two**  
3.21m x 3.20m (10'6" x 10'5")
- Bedroom Three**  
2.93m x 2.12m (9'7" x 6'11")
- Bedroom Four**  
2.82m x 1.66m (9'3" x 5'5")
- Family Bathroom**  
1.87m x 1.68m (6'1" x 5'6")
- Annexe Living Room**  
4.31m x 2.77m (14'1" x 9'1")
- Annexe Kitchen**  
3.62m x 2.77m (11'10" x 9'1")
- Annexe Bedroom**  
3.83m x 2.75m (12'6" x 9'0")



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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.