



- Wonderful 1930's Style Family Home
- South Facing Garden
- Three Bedrooms

- Extended Kitchen/Dining Room
- Lounge With Woodburning Stove
- Great Location

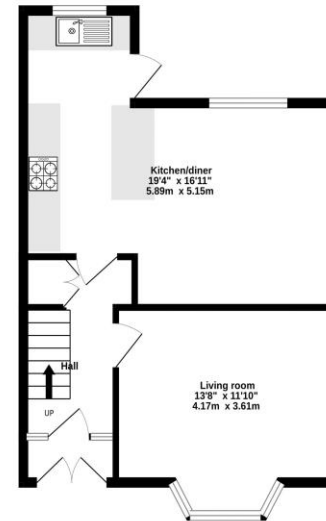
Parks Sales and Lettings are delighted to offer for sale this much loved and well presented three bedroom family home. With a fabulous extended kitchen/diner leading onto a wonderful south facing garden this property ticks all the boxes for the perfect family/entertaining home. Located within a 10 minute walk of St George Park and Troopers Hill nature reserve you have some heavenly green spaces to access along with the wonderful Church Road high street with its host of Independent shops and eateries, both primary and secondary schools are within easy walking distance as are bus routes into the city centre.

This property is beautifully presented throughout and has some lovely features such as a beautifully stripped wooden floors and a gorgeous colorful extended kitchen with central island and dining area with a lovely south facing aspect looking down the garden. The front reception room has a bay window and cosy woodburning stove.

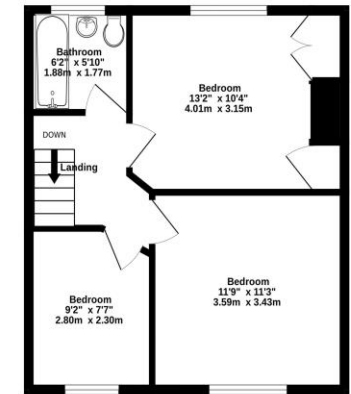
To the first floor are three well proportioned bedrooms comprising of two double rooms and a single, along with a family bathroom. There is access to the loft space which is currently used for storage.

Externally there is a front garden and a gardeners dream of a south facing rear garden, a huge investment of time and money has been put into landscaping this space which has been zoned to create a lovely lawned area for enjoyment and an area for growing vegetables or fruit in the raised beds, along with a green house that could possibly remain under separate negotiation. There is also very handy rear access. This property further benefits from double glazing and gas central heating.

Ground Floor
463 sq.ft. (43.1 sq.m.) approx.



1st Floor
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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1. The photographs may have been taken using a wide angle lens.
2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular interest to you.
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