



## Acacia Avenue, offers in excess of £350,000

- council tax band E
- Detached property
- Four bedrooms
- Master with en-suite
- Three reception rooms
- Ample parking space
- Nearby excellent schools
- Strong public transport links
- EPC Rating: C



 4  2  1



## About the property

This charming detached property, featuring four spacious bedrooms, three reception rooms, a well-equipped kitchen, ample parking, and a tranquil garden, is located in a peaceful community with excellent schools, transport links, and outdoor activities, making it an ideal home for families and





## Accommodation

### Entrance Hall

### Lounge

14' 9" x 11' 4" ( 4.50m x 3.45m )

### Kitchen

14' 7" x 9' 9" ( 4.45m x 2.97m )

### Dining Room

10' 8" x 8' 5" ( 3.25m x 2.57m )

### Reception Room

12' 4" x 8' 4" ( 3.76m x 2.54m )

### Landing

### Bedroom One

19' 2" x 8' 2" ( 5.84m x 2.49m )

### En-Suite

### Bedroom Two

14' 11" x 8' 5" ( 4.55m x 2.57m )

### Bedroom Three

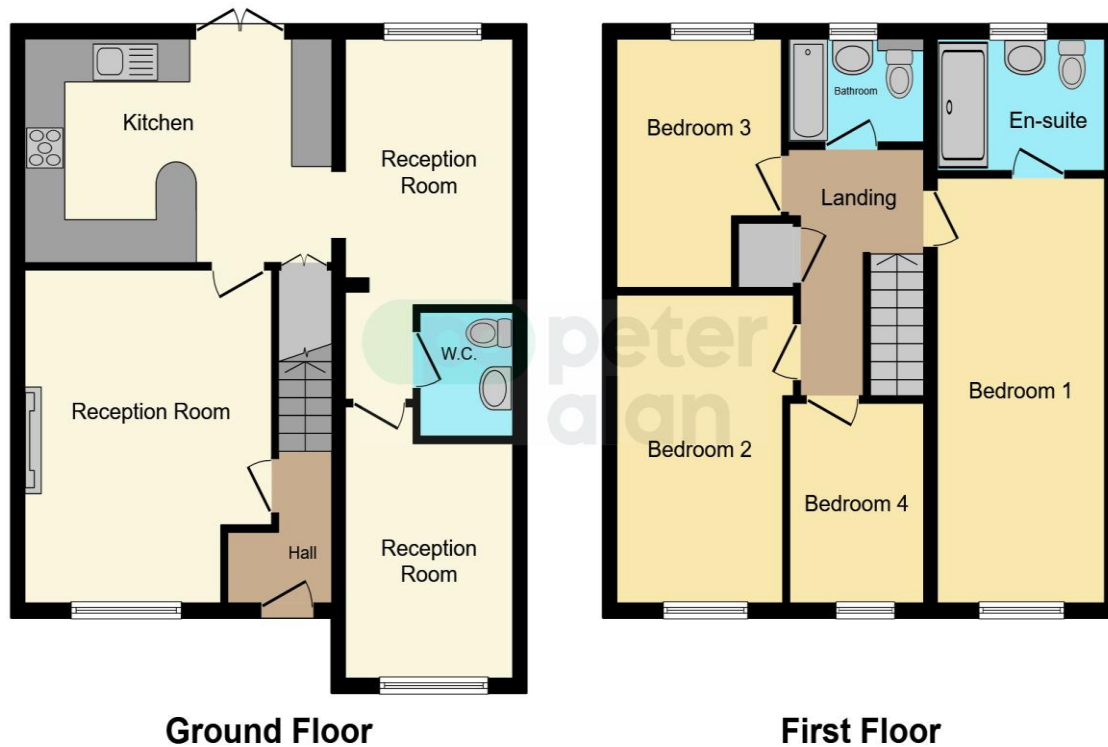
11' 3" x 8' 1" ( 3.43m x 2.46m )

### Bedroom Four

9' 1" x 6' 5" ( 2.77m x 1.96m )

### Family Bathroom

## Floorplan



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