



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

Green and Company estate agents are delighted to present this superb family home, ideally positioned, the property offers the perfect setting for young families seeking space, convenience and a safe community feel, highly regarded schools and excellent transport links, a variety of local amenities nearby, this home ticks all the boxes for modern, family living. Ground floor accommodation features spacious living area, bright and inviting lounge/diner offering ample space, well appointed kitchen, hallway with stairs leading off to first floor landing.

On the first floor the property boasts generous sized bedrooms, family bathroom. Outside there is a private rear garden with pedestrian access to garage, secure side access leading to the front of the property. Externally the property benefits from off road parking and the rest of the garden laid mainly to lawn.

RECEPTION HALLWAY Having laminate flooring, useful under stairs cupboard, radiator and stairs flowing off to first floor accommodation,

LOUNGE/DINER 22' 02" x 11' 07" (6.76m x 3.53m) Double glazed window to front and rear, gas fire and surround, laminate flooring, two radiators.

KITCHEN 9' 05" x 8' 07" (2.87m x 2.62m) Having a range of wall and base units, with work top surfaces over, incorporating inset one and a half bowl sink unit, tiled splashbacks, integrated dish washer, integrated fridge/freezer, space for cooker, radiator, double glazed window to the rear and double glazed UPVC door giving access to the garden, door leading into pantry/storage space.

LANDING Having double glazed window to the side, loft access.

BEDROOM ONE 11' 09" x 11' 03" (3.58m x 3.43m) Double glazed window to the front, fitted wardrobes and radiator.

BEDROOM TWO 10' 03" x 9' 00" (3.12m x 2.74m) Double glazed window to the rear and radiator.

BEDROOM THREE 8' 08" x 7' 03" (2.64m x 2.21m) Double glazed window to the rear and radiator.

BATHROOM Obscure double glazed window to the front, panelled bath with shower over and glass shower screen, vanity wash hand basin and low level WC, tiled floor, fully tiled walls with heated rail, door into airing cupboard which houses the boiler.

GARAGE 16' 00" x 8' 03" (4.88m x 2.51m) Having up and over door to front and pedestrian access double glazed door leading into the rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the front there is a tarmacadam driveway and gated access to the rear, access into the garage, lawn with neat borders and to the rear of the property there is a patio area with steps leading to raised lawned area, South facing garden, fencing to perimeter, private, enclosed rear garden, gated side access to the front.

Council Tax Band

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE & Vodafone Good outdoor, variable in-home.
O2 & Three Good outdoor



Broadband coverage -
Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8 Mbps.
Broadband Type = Superfast Highest available download speed 47 Mbps. Highest available upload speed 8 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Virgin Media, Open Reach & City Fibre

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991