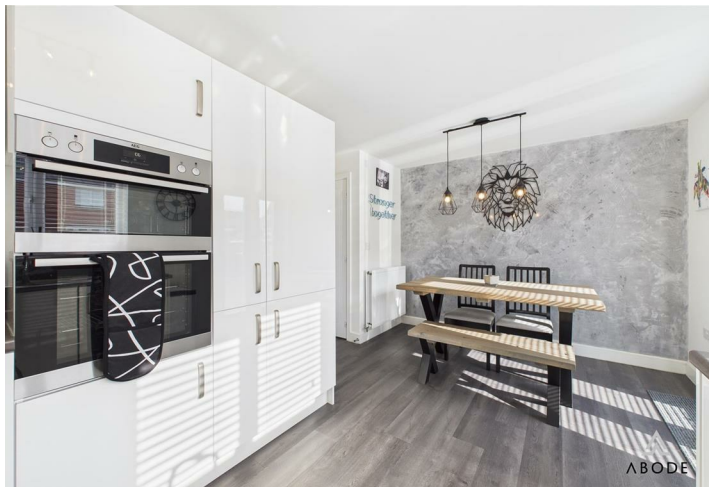






This modern three-bedroom end-townhouse is situated in a popular location, close to highly regarded schools and transport links. The property boasts a generous driveway providing ample parking, alongside a front lawn garden. It occupies a larger-than-average plot for this type of property. Internally, the beautifully presented ground floor features a living room and a kitchen diner. The first floor offers three well-proportioned bedrooms, including a master with an en-suite, plus a landscaped rear garden.



Accommodation

Ground Floor

The property's accommodation is accessed via a composite front entrance door, which leads into a welcoming entrance hallway featuring a central heating radiator, a practical media storage cupboard, and stairs rising to the first floor. From here, a door opens into the living room, which provides ample space for seating, a double-glazed window to the front elevation, and an internal door connecting to the kitchen-diner. The kitchen-diner offers an appealing selection of matching wall and base units, complemented by a four-ring gas hob with a stainless steel splash back, an over-hob extractor, and a double electric oven. There is a one-and-a-half bowl stainless steel sink with mixer tap and drainer, alongside integrated appliances including a dishwasher, fridge, freezer, and washing machine. The room is filled with natural light from a double-glazed window overlooking the rear elevation and double-glazed French doors opening directly onto the rear garden. Additionally, the kitchen-diner provides convenient access to a downstairs WC, comprising a low-level WC, wash-hand basin with mixer tap and tiled splash back, and a heated ladder towel rail.

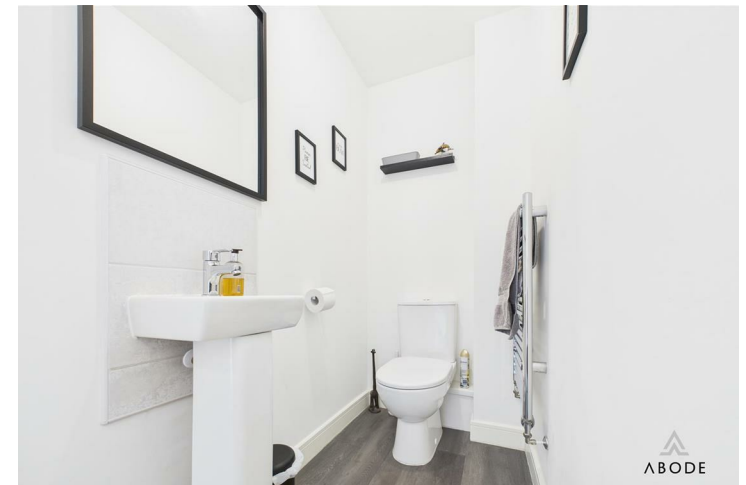
First Floor

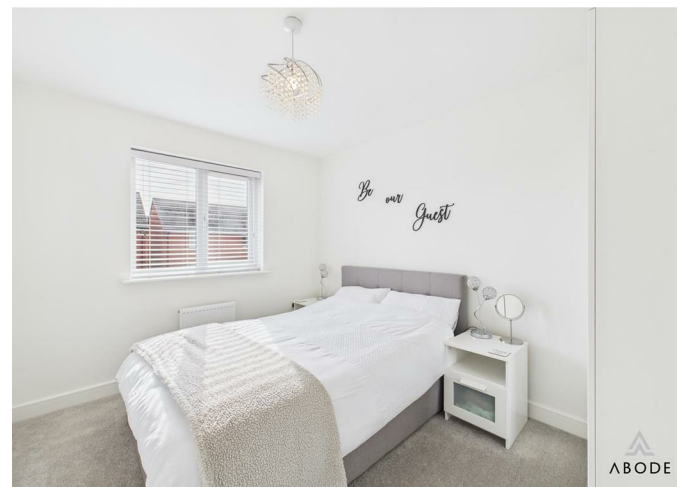
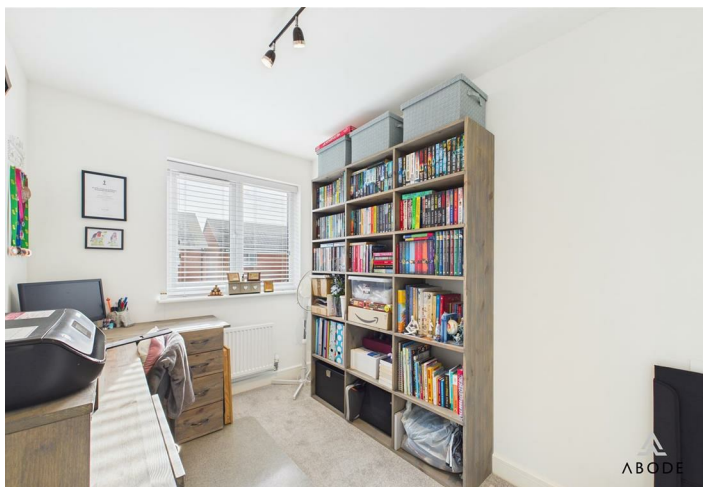
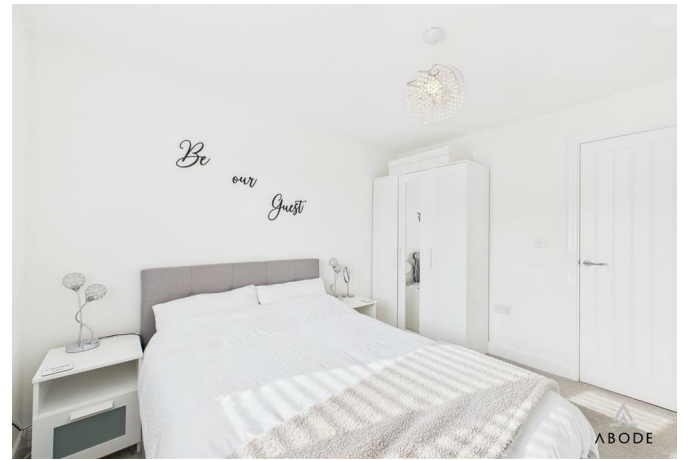
The first-floor accommodation is reached via stairs ascending from the entrance hallway, opening onto a spacious landing equipped with loft access and doors leading to all three well-proportioned bedrooms and the family bathroom. The master



bedroom, positioned to the front of the property, benefits from natural light through a double-glazed window, and features built-in sliding mirror wardrobes, providing ample storage. A door opens into the en-suite shower room, fitted with a modern three-piece suite comprising a low-level WC, wash-hand basin with mixer tap, and a fully tiled shower cubicle with gravity-fed shower. The en-suite also benefits from a heated ladder-style towel rail, recessed spotlighting, and tasteful décor.

Bedrooms two and three are both well-proportioned



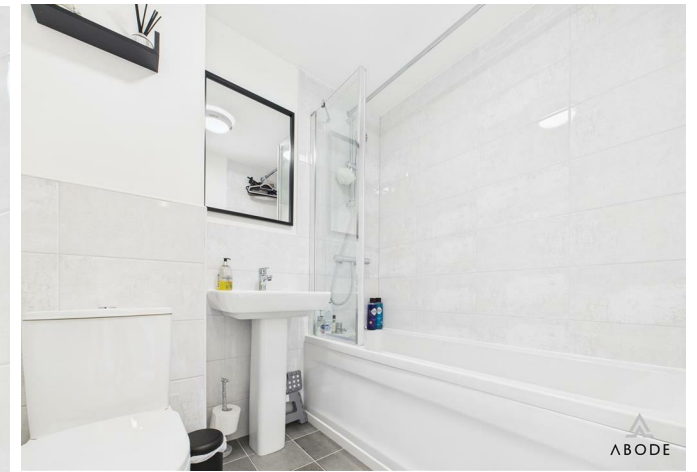


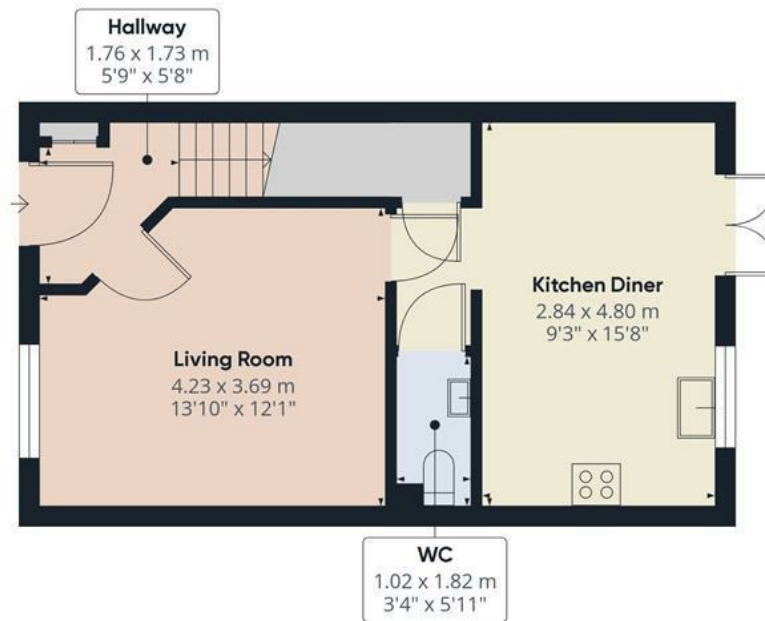


rooms, each benefiting from double-glazed windows overlooking the property's surroundings. The contemporary family bathroom completes the first floor, fitted with a three-piece suite featuring a bath with a gravity-fed shower over, complemented by a glass shower screen, wash-hand basin with mixer tap, and a low-level WC. The bathroom also features partially tiled walls and a heated ladder-style towel rail. The landing additionally provides convenient loft hatch access for further storage.

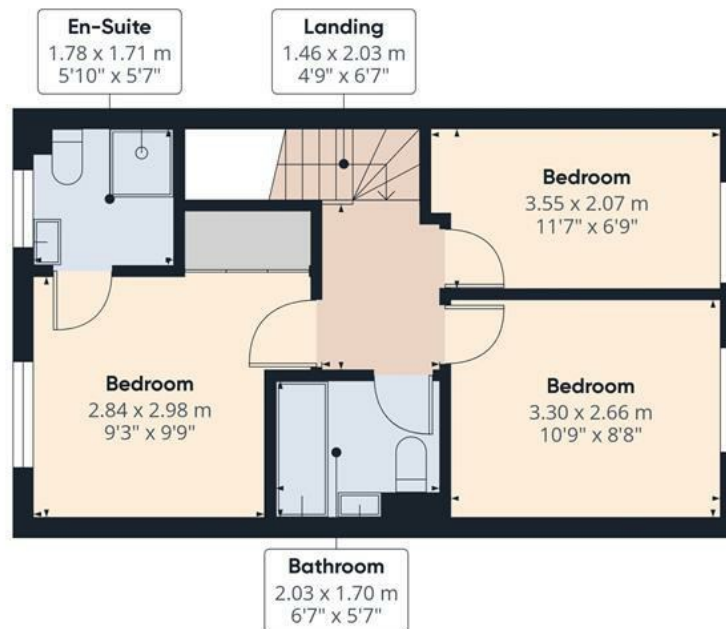
Outside, to the front elevation, the property boasts a generously sized tarmacadam driveway offering ample off-street parking. To the rear, there is a beautifully landscaped garden thoughtfully designed for easy maintenance and outdoor entertaining. The rear garden features a spacious patio seating area ideal for alfresco dining, along with a well-maintained lawn bordered by attractive shrubs and enclosed securely by timber fencing, creating a private and relaxing environment.







Floor 0



Floor 1

Approximate total area⁽¹⁾

73.65 m²

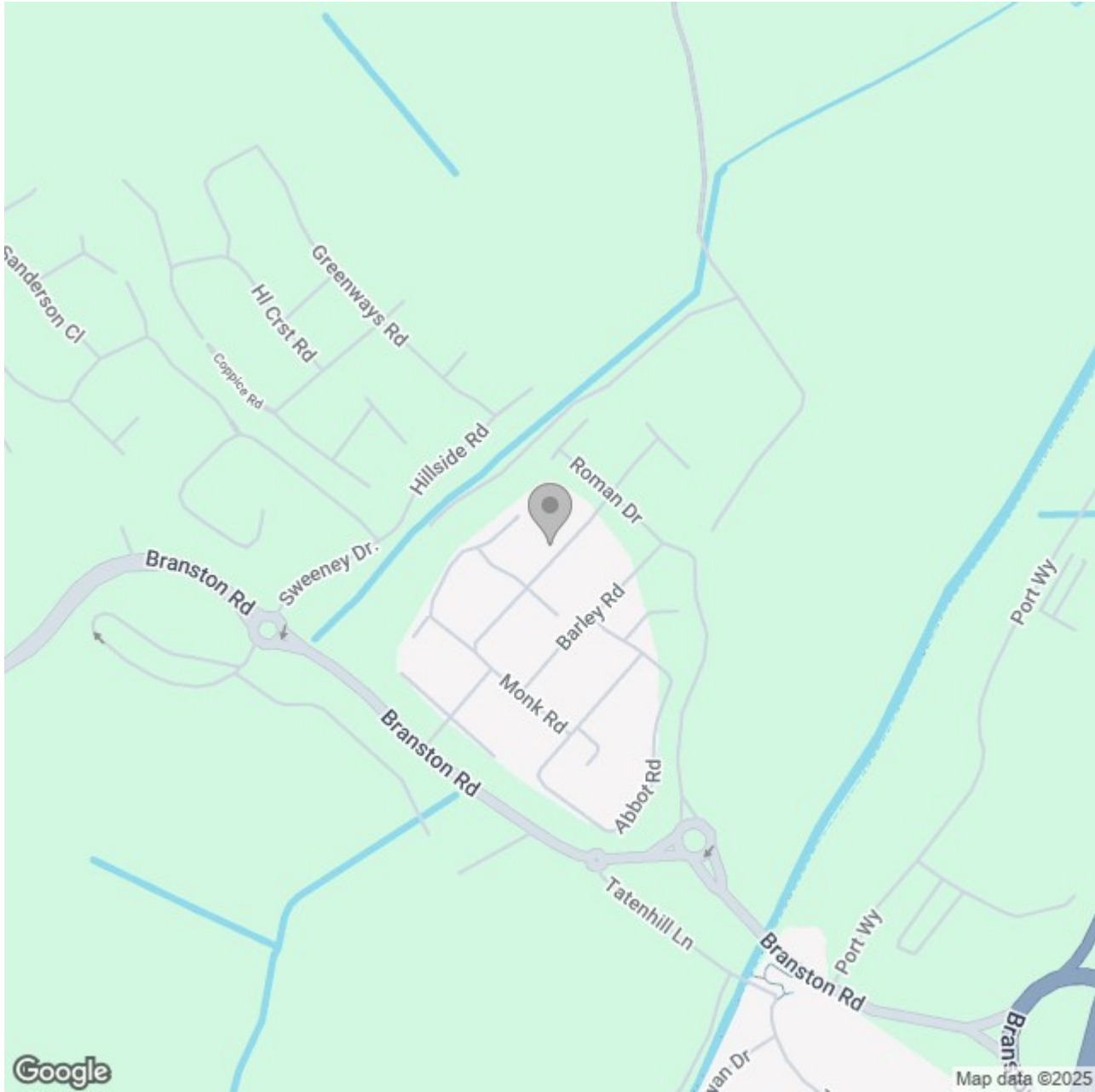
792.76 ft²


(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (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  |