

Email: sales@druce-partners.co.uk



A well presented 5 bedroom detached family house with 3 reception rooms, ample parking and a mature, secluded west facing 100' rear garden with open aspect backing private allotments within a mile of mainline station and close to favoured schools including Sandringham, STAGS and Bernards Heath Infant & Junior Schools.

Set back from road in a popular residential area, close open parkland of Bernards Heath and local shopping parade.

The light, bright accommodation comprises: entrance hall, cloakroom, a versatile guest suite with en-suite shower room, living room with wood burner, family room with bi-fold doors onto terrace and garden, dining room with patio doors onto terrace and garden opening into kitchen with integrated oven, hob, extractor and dish washer and a utility room. There are 4 bedrooms and a family bathroom including separate shower cubicle.

A particular feature is the secluded, west facing 100' rear garden with large paved terrace (ideal for entertaining) and a large garden room with power connected (currently used as a music studio --- ideal home office.)

There is potential for further extension to the rear and into the Loft (subject to planning)











### **Ground Floor**

Main area: approx. 99.2 sq. metres (1067.2 sq. feet) Plus garden room, approx. 12.3 sq. metres (132.3 sq. feet)



# ## Pirst Floor Approx. 59.3 sq. metres (638.8 sq. feet) ### Bedroom 2.78m x 4.05m (9'2' x 13'4') ### Bedroom 3.67m x 3.46m (12' x 11'4') ### Bedroom 4.05m (13'3") max x 3.74m (12'3") ### Bedroom 2.37m x 2.03m (7'9" x 68')

### **GROUND FLOOR**

# **Entrance Hall**

# **Living Room**

13'1 x 13'1 (3.99m x 3.99m)

# Guest Room with en-suite

11'6 x 7'8 (3.51m x 2.34m)

# **Family Room**

18'11 x 11'4 (5.77m x 3.45m)

# **Dining Room**

16'5 x 9'2 (5.00m x 2.79m)

### Kitchen/ Breakfast Room

15'3 x 8'6 (4.65m x 2.59m)

### Utility

7'11 x 5'9 (2.41m x 1.75m)

### **FIRST FLOOR**

### **Bedroom 1**

13'3 x 12'3 (4.04m x 3.73m)

### Bedroom 2

12' x 11'4 (3.66m x 3.45m)

### Bedroom 3

13'4 x 9'2 (4.06m x 2.79m)

### **Bedroom 4**

7'9 x 6'8 (2.36m x 2.03m)

### **Bathroom**

11'4 x 8'7 (3.45m x 2.62m)

# OUTSIDE

# **Ample Driveway Parking**

# **Garden Room**

13'1 x 10'2 (3.99m x 3.10m)

# Rear Garden

approx 100 (approx 30.48m)

# **Storage Room**

7'8 x 5'11 (2.34m x 1.80m)

### **ALL MAINS SERVICES**

### Council Tax

Band F - £3176 P.A

# **EPC**

Band - D

# Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk

Main area: Approx. 158.5 sq. metres (1706.0 sq. feet) Plus garden room, approx. 12.3 sq. metres (132.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan if there are any aspects of particular impirance, you should carry out or commission your own inspection of the property. Copyright > S.KMSTUDIO.

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