



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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£1,250,000

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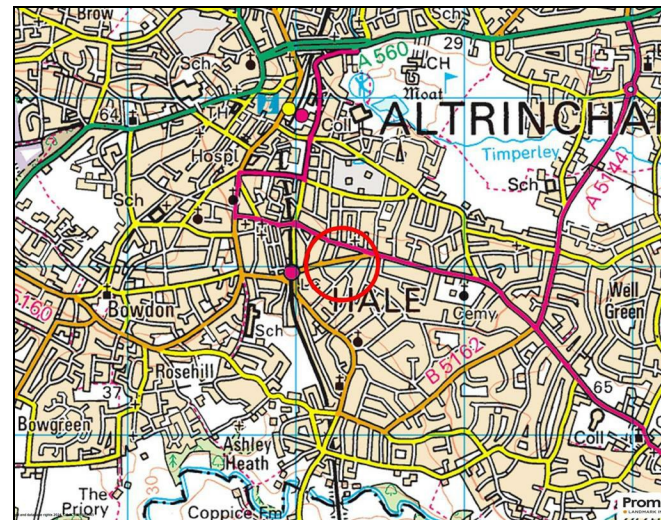
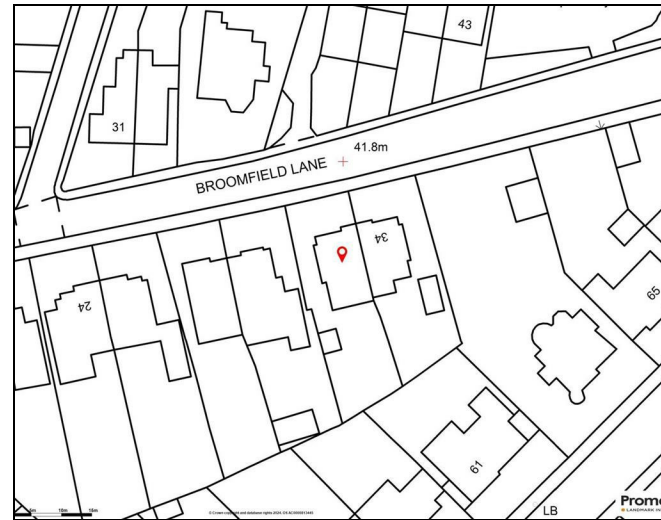
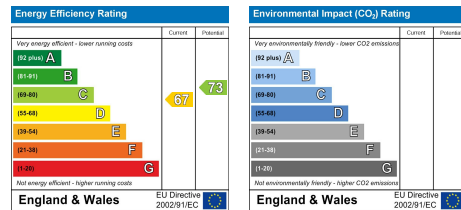


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A WELL PROPORTIONED, UPDATED, EXTENDED AND IMPROVED PERIOD SEMI DETACHED FAMILY HOME WITH CONVERTED LOFT AND CELLARS AND INCLUDING A DELIGHTFUL SOUTH FACING GARDEN, SUPERBLY LOCATED RIGHT IN THE HEART OF HALE VILLAGE. 2341 SQFT

Porch. Hall. WC. Lounge. Dining Room, Family Living Room. Open Plan Kitchen. Lower Ground Floor Home Office, Utility, Six Bedrooms. Three Bath/Shower Rooms. Driveway. South facing Garden



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

A superbly appointed, updated, extended and improved Edwardian Semi Detached family home with accommodation arranged over Four Floors, extending to approximately 2300 square feet including Converted Loft and Cellars.

The property is superbly located right in the heart of Hale Village with its range of fashionable shops, restaurants and bars and enjoys an appealing, well screened South facing Garden to the rear.

The property to the Ground Floor enjoys Two well proportioned Reception Rooms, in addition to the Open Plan Breakfast Kitchen and Family Living Room.

The Lower Ground Floor Converted Cellars are currently utilised as a Home Study Area, Utility, Reception Room or Bedroom and En Suite Shower Room.

This area offers scope to be utilised as guest, relative or teenagers accommodation providing an Open Plan Living Space with Kitchen, Bedroom and Shower Room. This provides the versatility of the property offering Six Bedroom, Three Bath/Shower Room Accommodation.

Over the Two Upper Floors are Five Bedrooms served by Two Bath/Shower Rooms, one being En Suite to the fabulous Top Floor Principal Bedroom. If the Lower Ground Floor Suite is included the property then offers a Six Bedroom, Three/Bath/Shower Room configuration.

Externally, there is generous off street Parking for a number of vehicles and as previously described an appealing South facing Garden to the rear.

Comprising:

Covered Porch. Hall with staircase to the First Floor. Ground Floor WC

Lounge with bay window to the front and fireplace feature.

Dining Room which is in turn Open Plan to the Family Living Room with bi-folding doors onto the gardens and further skylight windows. Open Plan to the:

Kitchen fitted with a range of shaker style units and featuring an Aga Range cooker, in addition to conventional oven and hob. Further integrated dishwasher and space for freestanding fridge freezer.

Lower Ground Floor Cellars lead into a Home Study Area and Utility Room and a further door leads through to an Occasional Bedroom with En Suite Shower Room. A really versatile room which could also be used as an additional Reception Room or Media Room with extensive built in storage.

Alternative, the Lower Ground Floor Accommodation could be utilised as a guest, relative or teenager suite of Living Room with Open Plan Kitchen, Bedroom and Shower Room.

First Floor Landing serving Four Bedrooms and the Family Bathroom.

Bedroom One with built in wardrobes and overlooking the rear garden.

Bedroom Two with a bay window to the front.

Bedroom Three. A Double Room overlooking the rear.

Bedroom Four is a large Single Room to the front.

Family Bathroom

Second Floor Landing with storage off and leading to:

Principal Bedroom Five. A delightful room with full head height via a wide dormer window overlooking the rear garden. Under eaves storage and wardrobe space.

This Bedroom is served by a stylishly appointed En Suite Shower Room with wet room style shower area.

Externally, a block paved Driveway provides generous off street Parking for a number of vehicles to the front and a lovely South facing Garden to the rear with patio sitting areas.

A superbly located family home.

- Freehold
- Council Tax Band F

