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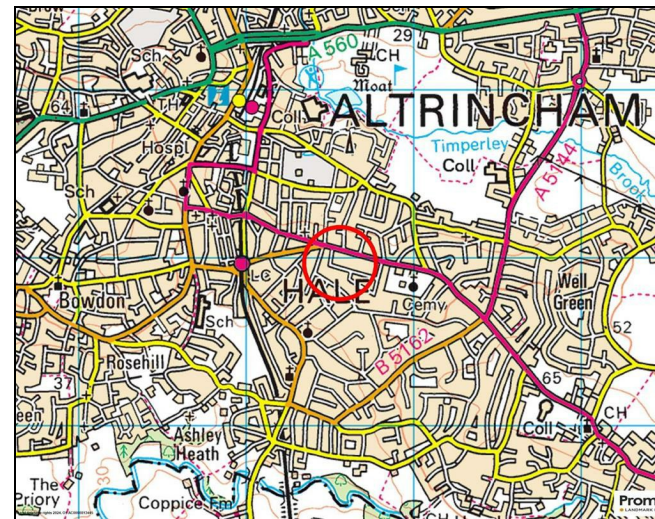
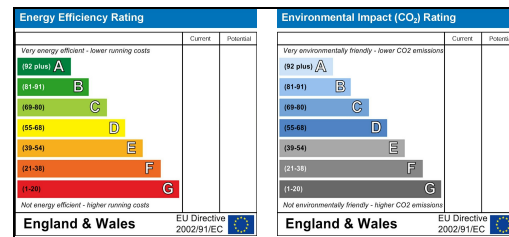


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

AN ATTRACTIVE, BAY FRONTED SEMI DETACHED FAMILY HOME IN NEED OF COMPLETE MODERNISATION LOCATED IN THIS POPULAR NEIGHBOURHOOD WITHIN WALKING DISTANCE OF HALE VILLAGE. 1596 SQFT.

Porch. Hall. Lounge. Dining Room. Morning Room. Kitchen. Three Bedrooms. Bathroom. Driveway. Garage. Gardens. NO CHAIN!



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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

An enormously attractive, traditional, double height, bay fronted Semi Detached family home with black and white timbered and gabled elevations and in need of complete modernisation, with excellent potential to extend subject to any necessary consents.

The property is located in this enormously desirable neighbourhood with Rivington Road and Chiltern Drive almost being a micro market within Hale, perfectly located within walking distance of Hale Village, Stamford Park and School.

As it stands, the property offers accommodation extending to approximately 1600 square feet of family living space arranged over Two Floors, with superbly proportioned rooms throughout.

The Ground Floor provides an Entrance Porch, large Hall with staircase to the First Floor, a Lounge with French doors and windows onto the garden and a Dining Room with bay window to the front and fireplace feature.

A Morning Room has a window to the side and a Ground Floor WC off and leads through to the basic fitted Kitchen with garden aspect and access.

Off the First Floor Landing are Three excellent Bedrooms, served by a spacious Bathroom with shower area.

Externally, a Driveway provides good off street Parking and leads to the Detached Single Garage.

The Gardens are profusely stocked to the front and rear, with the rear Garden being of a good size, laid principally to lawn with deep mature borders and substantial trees within the boundaries of this and neighbouring properties providing excellent screening and a most attractive outlook.

A fabulous example of a most popular style of property in a truly first class location, offered for sale with No Chain.

- Leasehold - 999 years (less 10 days) from 29.9.1925
- Council Tax Band F

Approx Gross Floor Area = 1596 Sq. Feet  
= 148.4 Sq. Metres

