



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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£1,650,000

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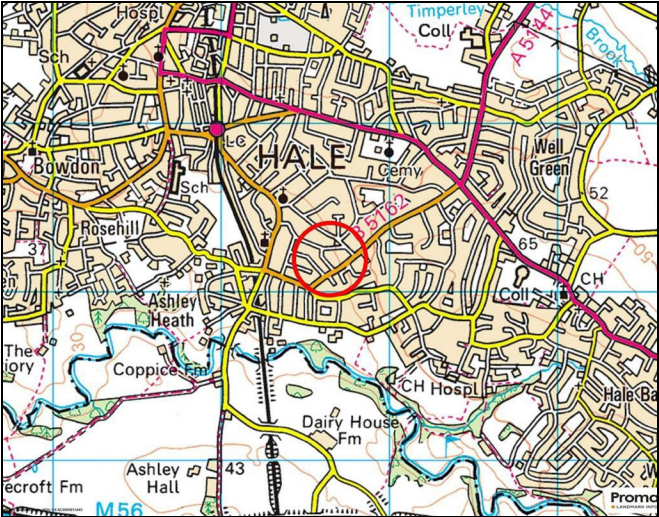
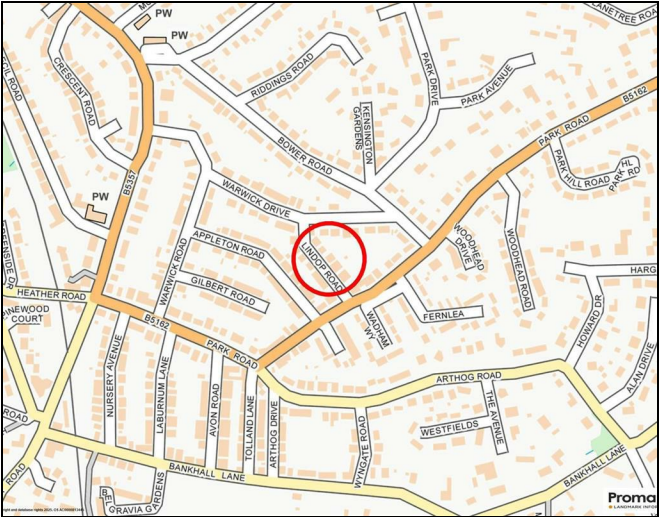
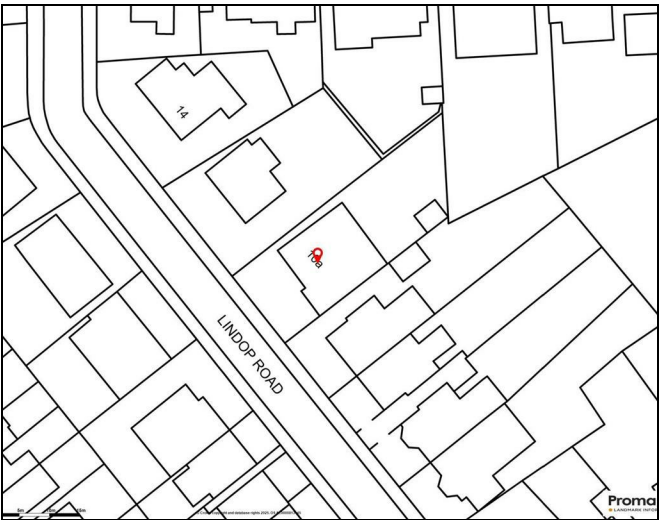
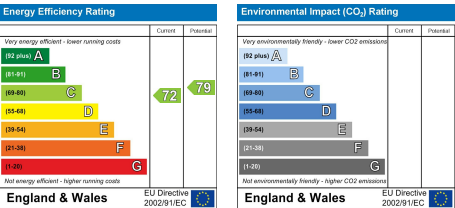


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# energy efficiency

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



# overview

A STYLISHLY PRESENTED, UPDATED AND EXTENDED DETACHED FAMILY HOME, DESIRABLY LOCATED WITHIN WALKING DISTANCE TO HALE VILLAGE. 3657SQFT

Porch. Hall. Cloaks. GFWC. Lounge. Family Room. 750sqft Open Plan Live In Dining Kitchen. Utility. Six Double Bedrooms. Five Bath/Shower Rooms. Driveway. Integral Garage. Sunny aspect Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 styled, updated and extended and improved Detached Family Home located on this enormously desirable road within walking distance of Hale Village with its range of fashionable shops, restaurant and bars, and providing fantastic family accommodation arranged over Three Floors extending to approximately 3600 square feet including a Garden Room.

The property provides perfectly balanced family living space providing Two Reception Rooms to the Ground Floor in addition to a stunning 750 square foot Open Plan Live In Dining Kitchen with large Utility Room off. Over the Two Upper Floors are up to Six Double Bedrooms served by Five Bath/Shower Rooms including a fantastic Top Floor Principal Bedroom Suite of Bedroom, Dressing Room and Shower Room.

Externally, the property has good off street parking leading to the large Integral Garage, whilst to the Garden to the rear is of an excellent size with good privacy and screening and with areas of lawn and patio designed to maximise the south and west facing afternoon and evening sun.

A first class Family Home in a superb location.

Comprising:

Covered Porch. Hall. Cloak Room. Ground Floor WC.

Lounge with bay window to the front. Double doors lead through to the:

Family Room, ideal for day-to-day informal living.

Glazed sliding doors lead through to the 750 square foot Live In Dining Kitchen. This superb space has two sets of folding doors and a French door giving access to and enjoying aspects of the Gardens and additional natural light via four electric, double glazed Velux skylight windows inset into the part vaulted ceiling. Underfloor heating.

The Kitchen is fitted with an extensive range of modern units arranged around a central island unit incorporating Breakfast Bar. Integrated appliances include oven, hob, microwave, dishwasher, fridge and freezer.

A door leads through to the good sized fitted Utility Room, in turn leading to the Garage.

First Floor Landing serving Four Bedrooms and Three Bath/Shower Rooms.

Bedroom One with window to the front and built-in wardrobes. Well-appointed En Suite Shower Room.

Bedroom Two with a window to the rear, built-in wardrobes and a useful Study/Dressing Area and En Suite Shower Room.

Bedroom Three has a window to the front.

Bedroom Four. A versatile room with built in wardrobes and built in pull down king size bed which can be closed away when not in use to allow the room to be utilised as needed and would make an ideal home office or workout space. Window to the rear.

These Bedrooms are served by the spacious Family Bathroom.

The Second Floor serves two further Double Bedrooms.

Principal Bedroom Five provides a Suite of the Bedroom, with windows providing excellent elevated views and benefits from a Dressing Room/Walk in Wardrobe and En Suite Shower Room. Built in air conditioning. Underfloor heating.

Bedroom Six has extensive built-in wardrobes, built in air conditioning and also enjoys excellent elevated views.

This Bedrooms is served by an additional well-appointed Shower Room. Underfloor heating.

This Bedroom and the En Suite is actually utilised as a further Dressing Room and Shower Room for the Principal Bedroom, making for a rather comprehensive 'his and her' facility. Underfloor heating.

Within the Garden there is a useful Garden Room/Home Office, an ideal WFH space! Air conditioning.

A first class Family Home in a great location, ready to move into.

- Freehold
- Council Tax Band G

