



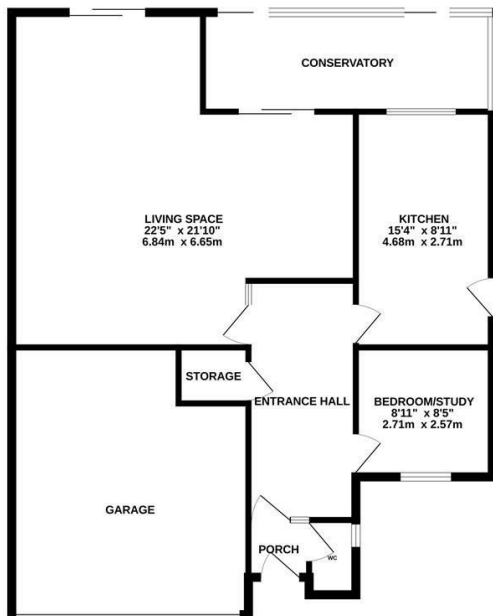
## Wishing Tree Road, St. Leonards-On-Sea TN38 9LA

Offers in excess of £450,000

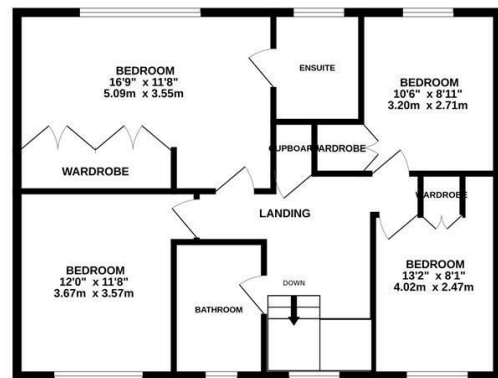


An impressive four/five bedroom DETACHED FAMILY HOME with a GARAGE and off road parking situated close by to local shops and superstores, Primary and Secondary schools and good transport links. The accommodation here is arranged as a BRIGHT OPEN PLAN LIVING SPACE which is positioned at the rear measuring an impressive 22'5 x 21'10 providing plenty of room for a full dining table and enjoying SLIDING DOORS giving access to the rear garden and CONSERVATORY. The FITTED KITCHEN is separate offering ample storage space, there is also a DOWNSTAIRS CLOAKROOM and a study which could be used as the fifth bedroom. The first floor houses four WELL PROPORTIONED BEDROOMS together with a family bathroom where there is a bath with shower and screen over. The principle bedroom also benefits from an ENSUITE SHOWER ROOM and built-in wardrobes. The ESTABLISHED REAR GARDEN is a particular feature here, it offers an area of patio off of the living space making this the perfect spot to dine al-fresco followed by a generous expanse of lawn bordered by matured shrubs and trees. To the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles leading to the double garage. Being sold with NO ONWARD CHAIN, this fantastic property would make the perfect family home and is not to be missed.

GROUND FLOOR  
1136 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 1877 sq.ft. (174.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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