



 **5**  
Bedrooms

 **2**  
Bathrooms



Warren Bradley Estates are delighted to offer for sale as the vendors SOLE AGENT this fantastic 4/5 bedroom semi detached house located in Burgess Avenue.

The property is offered in extremely good condition and on the ground floor benefits from a spacious thru-lounge, extended kitchen with storage area, a conservatory, separate WC, and a play room (5th bedroom).

On the first floor the property has 3 good sized bedrooms, a large bathroom with corner shower and a utility cupboard. Lastly following extension into the loft this property offers a large 4th bedroom with en-suite bathroom and eaves storage plus stunning views of the park behind.

Externally the property has a rear garden with a covered terrace overlooking the well maintained lawn and at the front off street parking for 3 cars.

Ideally located close to several parks and green spaces, shopping and transport facilities, schools and places of worships this is an ideal property for growing families looking for their forever home.

**Front Reception** 5.00m x 3.30m (16' 5" x 10' 10")

**Rear Reception** 3.80m x 3.30m (12' 6" x 10' 10")

**Conservatory** 3.00m x 3.00m (9' 10" x 9' 10")

**Kitchen** 3.40m x 3.10m (11' 2" x 10' 2")

**Kitchen Storage Area** 1.70m x 1.50m (5' 7" x 4' 11")

**Play Room (5th Bedroom)** 3.20m x 1.90m (10' 6" x 6' 3")

**Sep WC** 0.90m x 0.70m (2' 11" x 2' 4")

**Bedroom 1** 4.80m x 3.60m (15' 9" x 11' 10")

**Bedroom 2** 3.80m x 3.60m (12' 6" x 11' 10")

**Bedroom 3** 2.20m x 1.70m (7' 3" x 5' 7")

**Bathroom** 2.70m x 1.80m (8' 10" x 5' 11")

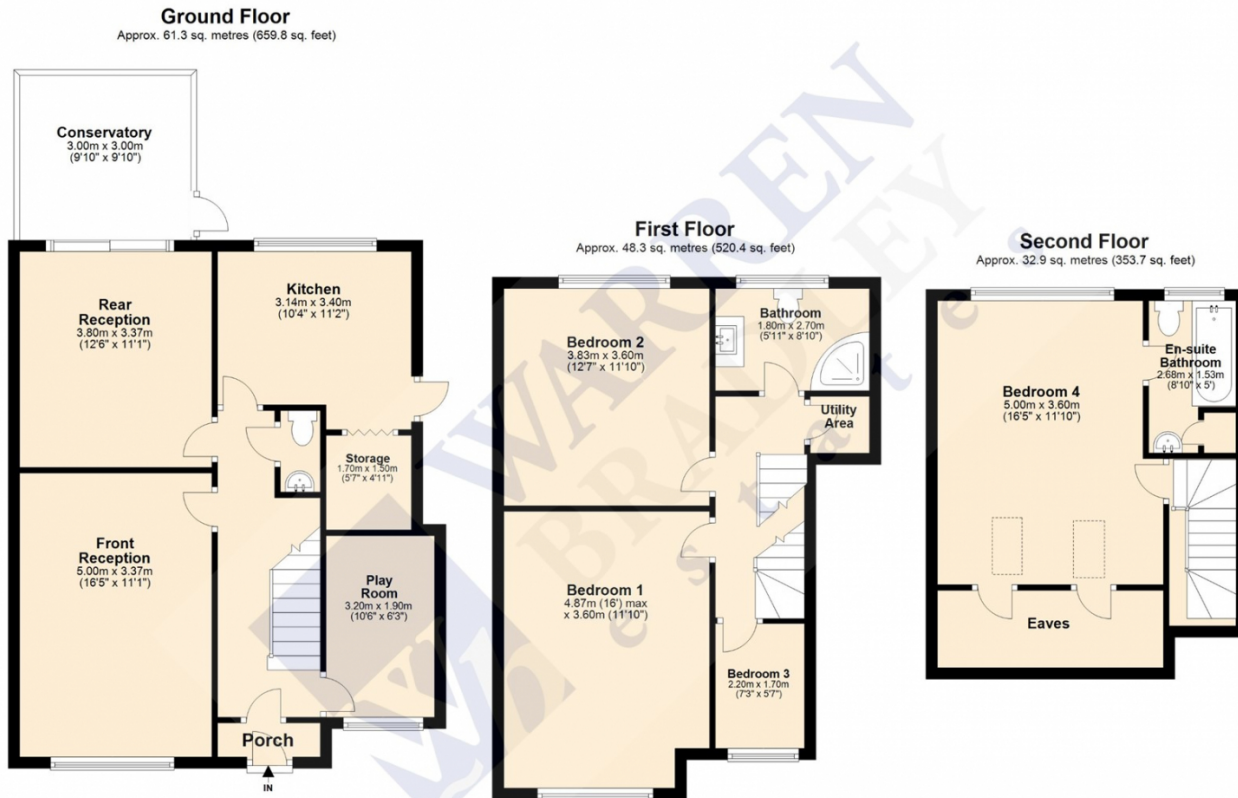
**Utility Area** 0.90m x 0.80m (2' 11" x 2' 7")

**Bedroom 4 (Loft)** 5.00m x 3.60m (16' 5" x 11' 10")

**Ensuite Bathroom (Loft)** 2.60m x 1.50m (8' 6" x 4' 11")

**Rear Garden** 14.40m x 7.20m (47' 3" x 23' 7")

**Freehold**



Total area: approx. 142.5 sq. metres (1533.8 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
 Plan produced using PlanUp.

