



Maryland Road, CR7 | £750,000

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In General

- Four bedroom semi-detached
- 1887 sq ft / 175.3 sq m
- 23ft kitchen diner
- Separate study room
- 116ft rear garden
- Off street parking and a garage
- Downstairs WC
- Separate shower room

In Detail

A very generously proportioned four bedroom, two bathroom semi-detached house forming a popular residential road on the America's Estate.

The property has been extended and remodelled, yet still provides options for a new owner to expand further (STP) if desired. Arranged over three levels, the accommodation totals 1887 sq ft / 175.3 sq m and has balanced living and sleeping space which would suit a young or growing family. The entrance floor comprises a light and bright front reception room with stripped wood flooring and a sunny southerly aspect. Also, a separate study which is handy for home working. The remainder is made up of a 23ft kitchen / diner with a breakfast bar and a 33ft tandem garage with a WC. The first floor has three bedrooms and the main bathroom, whilst the top floor houses a 20ft x 11 ft bedroom with a Juliette balcony, a separate contemporary shower room, and ample eaves storage.

Externally the garden extends to 116ft which is difficult to find in London, with a separate seating area to make the most of sunny summer days, surrounded by lush greenery. Also, off street parking at the front.

Maryland Road benefits from good transport links and local amenities, contributing to its appeal as a residential location. The area offers a blend of suburban tranquillity and urban convenience, making it a desirable place for families and professionals alike.

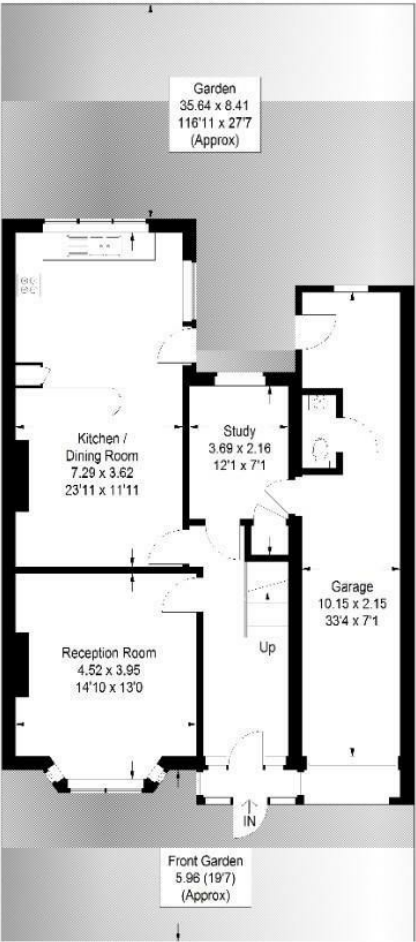
EPC: D | Council Tax Band: E



Floorplan

Maryland Road, CR7

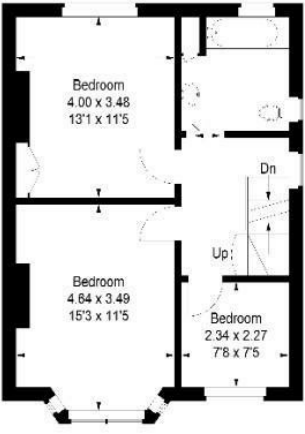
Approximate Gross Internal Area
(Including Garage / Excluding Eaves)
175.3 sq m / 1887 sq ft



Ground Floor

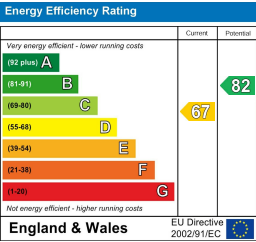


Second Floor



First Floor

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Not drawn Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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