



## 4 Beds, Detached, Freehold, £395,000

### Fairways View, Forest Hills

Three Estate Agents Talbot Green are delighted to offer to the market this very well presented, four bedroom, detached property located in the ever popular Forest Hills estate in Talbot Green.

### Features

- DETACHED
- FOUR BEDROOMS
- GARAGE & DRIVEWAY
- DINING ROOM
- UTILITY
- EXCELLENT VIEWS

Three Estate Agents Talbot Green are delighted to offer to the market this very well presented, four bedroom, detached property located in the ever popular Forest Hills estate in Talbot Green.

The property briefly consists of an entrance hallway leading to all rooms.

There is an ample sized lounge with carpet to floor and French doors opening to the patio located at the front of the property.

Located to the rear of this room there is a separate dining area with carpet to floor and patio doors opening to the rear garden.

The modern fitted kitchen benefits from ceramic tiles to floor, ceramic tiles to walls, ample units and a breakfast bar. Located off the kitchen there is a separate utility room also with ceramic tiles to floor and ceramic tiles to walls.

Finally on the ground floor there is a cloakroom.

To the first floor there are four double bedrooms all with carpet to floor, two bedrooms benefit from built in wardrobes.

Finally within the property there is a family bathroom with ceramic tiles to floor, ceramic tiles to walls, shower over bath and vanity units.

There is a single garage located at the front of the property which benefits from a sky light and is currently utilised as a gym. There is also off road parking, a patio area, an area laid to lawn along with mature shrubs all located in the front garden.

The rear garden has a raised patio area with the reminder laid to decking with mature hedge boundary.

This is a very well presented home in a highly desirable location. If you are interested then please call today to arrange a suitable day and time to view.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

