



39 Cecil Avenue

Twydall, ME8 6EH

Offers in excess of £475,000



A fantastic sized and substantially extended 4 bedroom period house. This 1930's family home offers an abundance of versatile living space, complimented by the sought after location and superb outlook.

Downstairs comprises of a lounge offering lovely open green views, a cloakroom, family room, kitchen/diner and a good sized conservatory. The first floor offers a four piece shower/bathroom, two double bedrooms and a single. The top level includes a generous sized bedroom with en-suite shower room for convenience. The secluded, southerly aspect garden will prove popular with sun worshippers and boasts a swimming pool. The double garage which has power and light is located to the rear, this provides valuable storage space and additional parking to the two spaces on the driveway.

A unique and rarely available selling point is the superb open green, and calming outlook to the front aspect, a popular location for dog walkers.

This charming home is located close to motorway links, numerous schools, Tesco Extra, and both Roko and The Avenue Tennis health clubs.



Door To

Entrance Porch

Entrance Hallway

Cloakroom

4' x 2'5 (1.22m x 0.74m)

Lounge

14'10 into bay x 12'5 max (4.52m into bay x 3.78m max)

'L' Shaped Kitchen/Diner

20'1 max x 19'9 max (6.12m max x 6.02m max)

Second Reception Room

13'9 x 11'5 (4.19m x 3.48m)

Conservatory

16'8 x 9'10 (5.08m x 3.00m)

First Floor Landing

Bedroom 2

15'4 into bay x 11'5 (4.67m into bay x 3.48m)

Bedroom 3

13'8 x 11'3 (4.17m x 3.43m)

Bedroom 4

8'3 x 7'3 (2.51m x 2.21m)

Four Piece Bathroom

7'5 x 7'1 (2.26m x 2.16m)

Second Floor Landing

Bedroom 1

21'8 max x 8'8 max (6.60m max x 2.64m max)

Shower Room

7'8 x 4'7 (2.34m x 1.40m)

Garden

approx 55' (approx 16.76m)

Garage

24' x 8 total measurement (7.32m x 2.44m total measurement)

Bloc Paved Driveway

Side Access

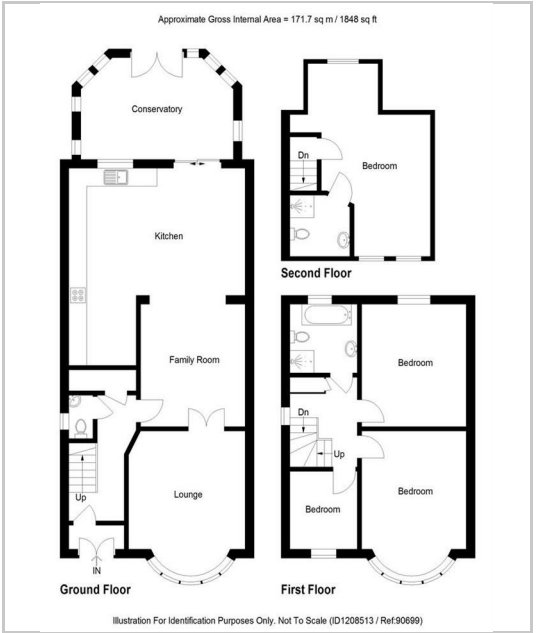
approx 40' (approx 12.19m)

Important Notice -

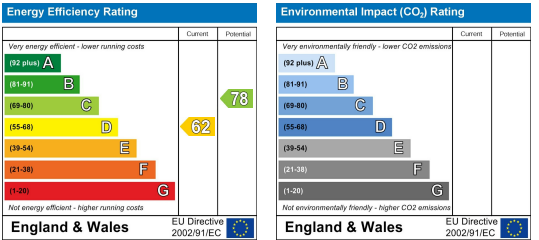
Area Map



Floor Plans



Energy Efficiency Graph



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