

## 1 Leaveland Close

Guide Price £500,000

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Please Quote Ref TH0310 For All Enquiries - GUIDE PRICE £475,000 - £500,000 - Offering to the market this beautifully presented Chain Free, two-bedroom, two-bathroom end-of-terrace family home (828 Sq.Ft) with a private patio and lawn area. Nestled in a tranquil residential setting, it offers an ideal sanctuary for modern living.

## Key Features

- Guide Price; £475,000-£500,000
- Bright and Spacious Eat-In Kitchen/Diner
- Large Private Patio With Lawn Area
- Langley Park Secondary School Catchment Area
- Chain Free
- Two Bedroom, Two Bathroom End Of Terrace House (828 Sq.Ft)
- First Floor Bathroom and Master En-Suite
- Built-in Storage
- Short Walk To Eden Park Station
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TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.