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Brookview House, Walshes Road,  
£750,000

4 2 2





- QUOTE REF MP1230
- Two generous reception rooms, both bay fronted
- Useful basement for storage or further potential
- Family bathroom plus additional shower room
- Part-converted barn with office, gym, and storage space
- Elegant detached Victorian home full of character
- Spacious kitchen/dining room opening to conservatory
- Four well-proportioned double bedrooms
- Landscaped gardens with patio, pond, lawn, and vegetable plot
- Off-road parking to the side of the property





A charming four-bedroom detached Victorian home with two bay-fronted reception rooms, kitchen/dining room, conservatory, and basement. Features four double bedrooms, bathroom and shower room, landscaped gardens with patio, pond, lawn, and vegetable plot. Includes a versatile part-converted barn with office and gym, plus off-road parking.



**TOTAL: 2033 sq. ft.**  
 BELOW GROUND: 0 sq. ft. FLOOR 2: 1281 sq. ft. FLOOR 3: 752 sq. ft.  
 EXCLUDED AREAS: BASEMENT: 158 sq. ft. STORAGE: 140 sq. ft. WALLS: 214 sq. ft.  
FLOOR PLAN CREATED BY CLARICA APP. MEASUREMENTS OBTAINED VISUALLY. MEASUREMENTS NOT GUARANTEED.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient – lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>91</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>60</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient – higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |