



ROB LETTS

exp^{uk}

High Gables, Melbourne

Guide Price £340,000

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You would be forgiven to think that this property is simply a well presented two bedroom bungalow by judging it on first impressions. However, this property offers so much more, in fact including the garage, the overall square footage is well excess of 1600 sq ft.

The well versatile living accommodation briefly comprises; entrance hallway, large lounge with dual aspect and dining kitchen. The kitchen is well equipped with a range of modern wall and base units with granite work surfaces. Integrated appliances include, built in fridge freezer, washing machine and dishwasher. There is also a built in oven and touch control hob with extractor hood above. You will also find a DOUBLE bedroom, bathroom and conservatory (which also gives access to the garage) on the ground floor.

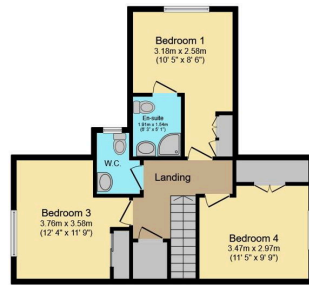
To the first floor, there are three further bedrooms, including a master with en-suite shower room and separate w.c.

Externally to the front there is a low maintenance garden with lawned area and planted borders. There is a paved driveway which provides ample off street parking and gives access to the large garage. The garage is approx. 18'6 x 16' (max) and has a large vaulted ceiling, which would be great for creating further storage area. The private rear garden is predominantly laid to lawn with planted borders all enclosed by fence boundaries.





Ground Floor
Floor area 104.1 m² (1,120 sq.ft.)

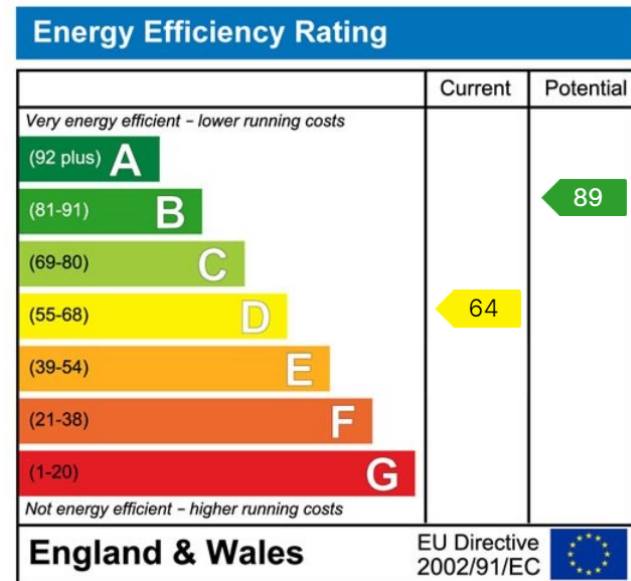


First Floor
Floor area 50.7 m² (546 sq.ft.)

TOTAL: 154.8 m² (1,666 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.ie

- Please quote RL0918 to book • DETACHED House your viewing
- FOUR Bedrooms
- Large Lounge
- Kitchen Diner With Fitted Appliances
- Three First Floor Bedrooms, One With En-Suite.
- Conservatory With Access To Private Rear Garden
- Of Street Parking & Large Garage
- No Forward Chain
- Viewings Accompanied 7 Days A Week



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07538 298 866



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rob.letts@exp.uk.com