





52 London Road

Cowplain, PO8 8EN

- EXTENDED SEMI DETACHED HOME
- OVER 100FT REAR GARDEN
- THREE BEDROOMS
- EXTERNAL HIGH SPEC HOME OFFICE
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM TO REAR
- OFF STREET PARKING FOR CIRCA 8 CARS
- GROUND FLOOR CLOAKROOM
- PLANNING PERMISSION FOR LOFT CONVERSION

A beautifully extended and fully upgraded three-bedroom semi-detached home, thoughtfully modernised by the current owners. Boasting an impressive open-plan kitchen/dining/family room to the rear with bi-fold doors opening onto a stunning 100ft+ garden, complete with a fully equipped external home office—perfect for remote working. The property also offers expansive off-street parking for approximately eight cars, combining contemporary living with exceptional practicality.



Guide price £450,000



This exceptional three-bedroom semi-detached family home has been completely upgraded and extended by the current owners to offer stylish, spacious and versatile living throughout. Perfectly blending modern design with practical family living, this property is ideally suited for those seeking a turnkey home with excellent indoor and outdoor spaces.

Upon entering, you're welcomed by a bright entrance hallway leading to a separate front lounge—a cosy retreat ideal for relaxing evenings or quiet time away from the main living space. A convenient ground floor cloakroom adds practicality for busy family life.

To the rear, the property opens into a stunning open-plan kitchen/dining/family room—the true heart of the home. Featuring sleek, contemporary fittings, ample worktop space, and a central island, the kitchen is ideal for both everyday family meals and entertaining. The generous family and dining areas are flooded with natural light thanks to full-width bi-folding doors, seamlessly connecting the interior with the garden beyond.

Step outside to discover a beautifully zoned rear garden stretching over 100ft in length. Thoughtfully landscaped, it includes a decked seating area perfect for alfresco dining, a well-maintained lawned area for play, and a dedicated children's zone complete with climbing frame. Tucked away at the rear is a fully insulated external home office, ideal for remote working or use as a studio or gym.

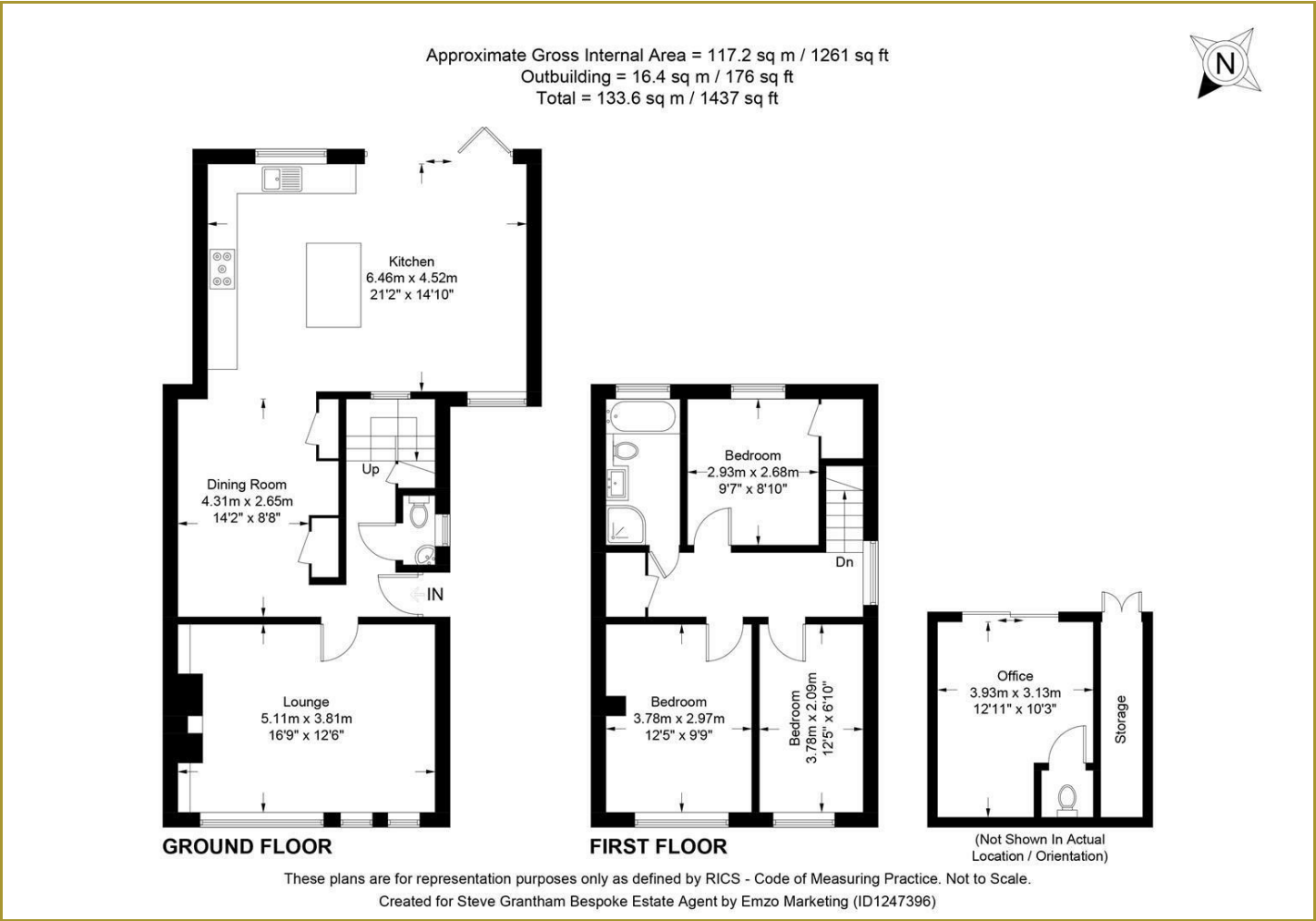
Upstairs, there are three well-proportioned bedrooms, each finished to a high standard, along with a stylish family bathroom. With planning permission granted (valid until 2030) for a conversion to the loft, it's a great opportunity to expand if necessary.

To the front, the property offers expansive off-street parking for up to eight cars, a rare find in such a family-oriented residential location.





Floor Plans

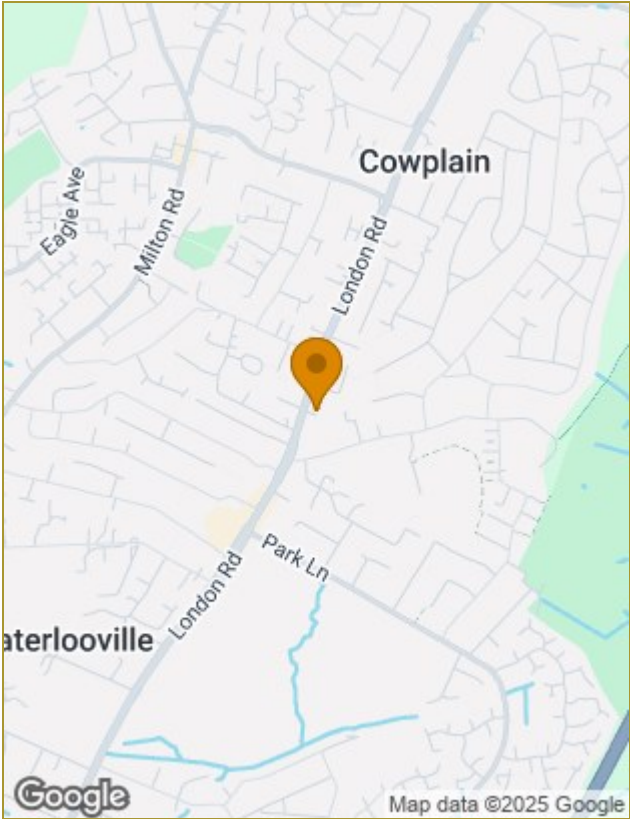


Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

