

oakheart

£340,000

Asking Price
High Street, Acton



Occupying a prominent and convenient position on Acton High Street is this well presented and generously proportioned three bedrooms semi-detached family home. Offering spacious internal accommodation space with ensuite facilities to the principal bedroom, off street parking and a well sized rear garden. this home is not one to be missed!

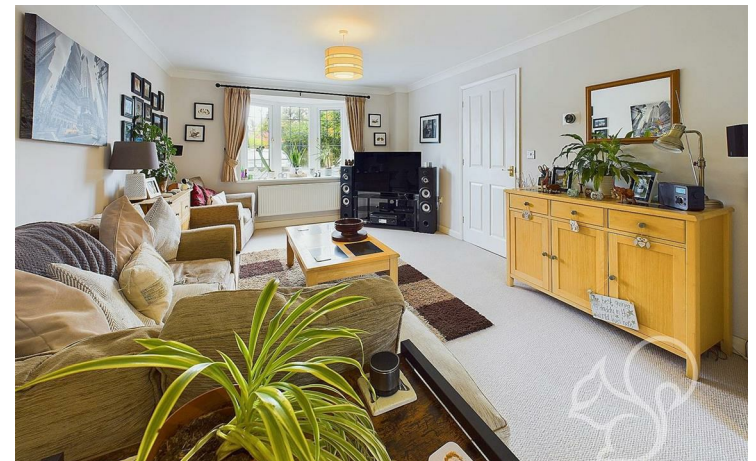
Entry to this home is gained to a bright and welcoming entrance hall with stairs rising to the first floor. This living room is located the front of the property featuring a bay fronted window allowing for generous natural light flow. Neighbouring the living room is the

kitchen/diner. the kitchen provides a range of floor and wall mounted units topped with timber work surfaces, an integrated oven with four ring induction hob, tiled splash backs, a stainless steel extractor fan and an inset sink and drainer unit with chrome mixer tap. The dining area features french-style doors opening to the rear garden. Concluding the ground floor is the WC comprising of a low level WC and wash hand basin. To the first floor are three well appointed bedrooms, of which the principal suite benefits from ensuite facilities comprising of a shower cubicle, low level WC and wash hand basin. The second and third bedrooms are serviced by the family bathroom, offering a panel bath tub, low level WC and wash hand

basin.

The rear garden is mostly laid to lawn enclosed by various established shrubs and plants. to the rear of the garden is a raised, paved seating area perfect for Summer BBQs and alfresco dining. To the front of the property is a single driveway allowing off street parking space for two vehicles.

Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

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Approximate total area¹⁾

82.6 m²
889.1 ft²

Reduced headroom

4.77 m²
552.08 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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