





Offered to the market for the first time since construction having been commissioned by the current family. This unique architect designed property is located on a much-admired leafy street, set back from the road behind mature planting on a larger than average plot. It presents an excellent opportunity to update and redevelop into a wonderful family home in a sought-after area to the south of the City.

The flexible accommodation laid out over two floors comprises:

Ground floor

- Glazed entrance porch
- Large reception hall with beautiful original staircase
- Bow window sitting room which is dual aspect having French windows to the rear. Stone feature fireplace (open fire) with tiled hearth. Plaster cornice and cast radiators
- Front facing dining room with cornice, cast radiator. Hatch to kitchen
- Spacious kitchen fitted with a range of base units with built in breakfast nook. Pantry cupboard offering additional storage. A door leads to the rear hall which has a door to the rear garden and through to integral garage.
- Downstairs WC fitted with a two-piece white suite
- · Lean to sunroom with doors to garden and large store off

First floor

- Large landing filled with natural light
- Bedroom one with window to the front and side. Built in storage. Cast radiators
- Bedroom two with large cupboard and window to front.
- Rear facing bedroom three with cupboard and cast radiator
- Dual aspect bedroom with built in cupboards
- Family bathroom fitted with a three-piece white suite.

Externals

- Front garden laid to lawn with mature planting, driveway and side access to the rear garden.
- Family friendly enclosed rear garden which has a large expanse of lawn, patio area with summerhouse











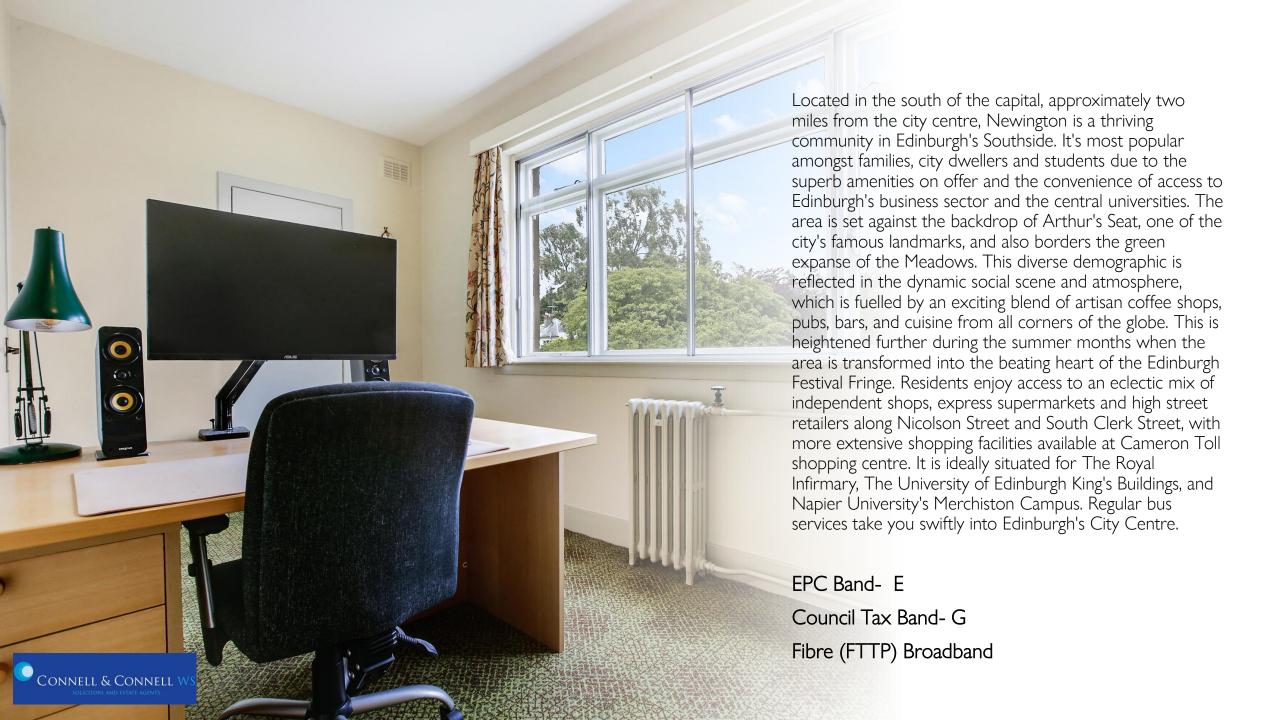




















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* Please contact us for a free consultation or valuation

