



OXFORD FAMILY ESTATES
Property Sales and Services



Connaught Drive, Chapel St. Leonards, PE24 5YS

£285,000

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Oxford Family Estates have the pleasure of showcasing this beautifully decorated 2 double bedroom detached bungalow in a quiet cul-de-sac of Chapel St Leonards with a boundary on to the watercourse. The property has an en-suite main bedroom, conservatory and is modernly decorated throughout to a very high quality. A must view for those looking to buy a property ready to move into.

Entrance Hallway

Lounge 4.04m max x 3.78m max (13'3" max x 12'4")

Kitchen 3.71m max x 4.80m max (12'2" max x 15'8" max)

Main Bedroom 3.16m max x 3.85 max (10'4" max x 12'7" max)

En-suite 2.36m x 2.14m (7'8" x 7'0")

Bedroom 2 2.36m x 3.14m (7'8" x 10'3")

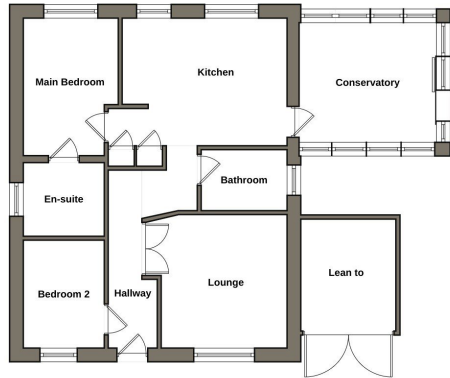
Bathroom 2.50m x 1.78m (8'2" x 5'10")

Conservatory 2.97m x 3.48m (9'8" x 11'5")

Outside

Large block paving drive with parking for at least 4 vehicles leads up to front elevation and lean to storage to the side elevation. Side gates lead to the conservatory and back garden. Lovely enclosed low maintenance rear garden, with patio area, shed, oil tank and Water feature. With gated access to the embankment to the watercourse, and a covered patio area with pitched roof.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- 2 double bedroom
- Quiet cul-de-sac location
- En-suite Main bedroom with freestanding bath
- Low maintenance garden with patio cover
- Oil Central Heating - External Worcester boiler
- Detached Bungalow
- Beautifully decorated to a very high standard
- Overlooks Watercourse with gated access
- Large drive for multiple vehicles
- EPC rating C, Tax band B.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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