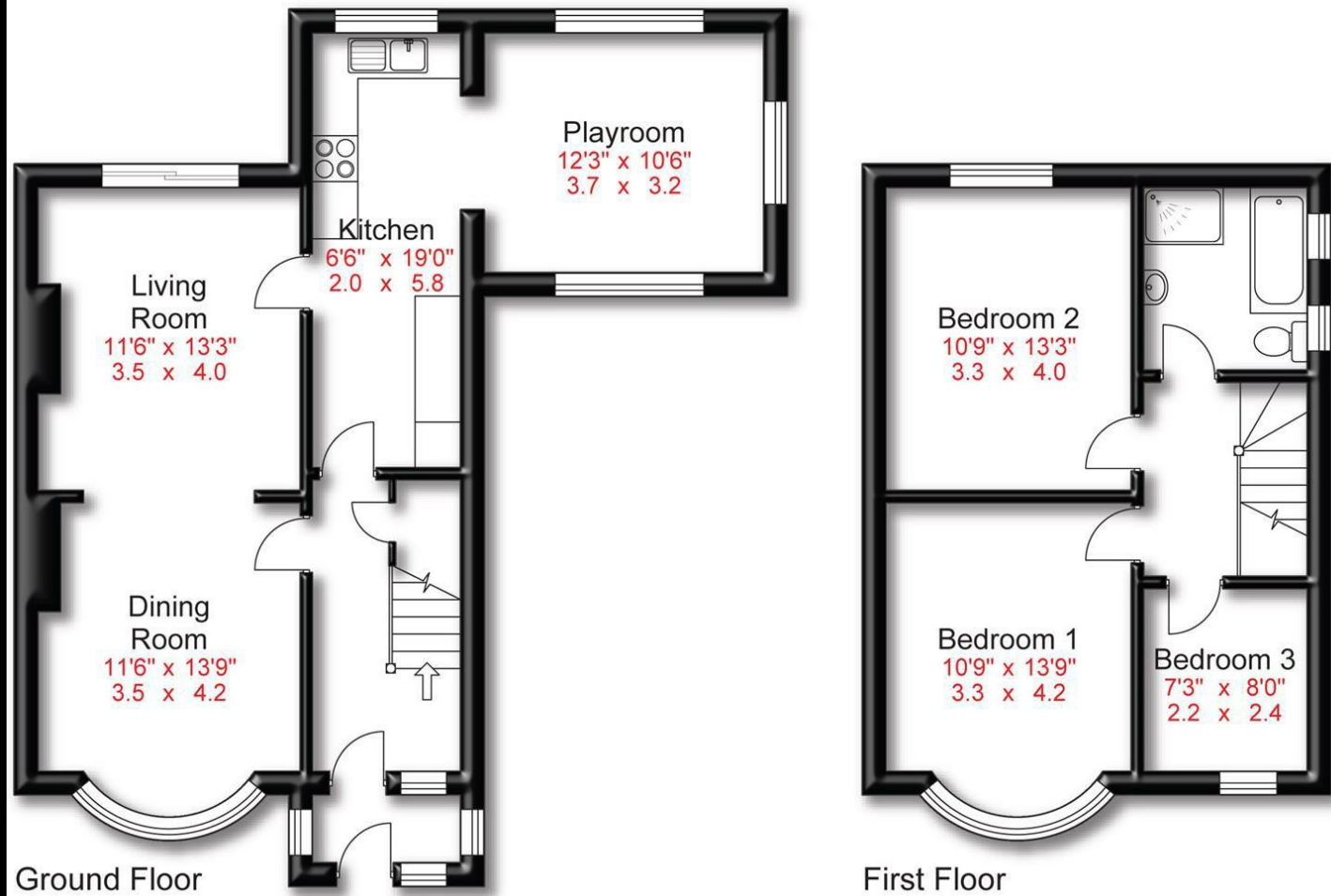


Approx Gross Floor Area = 1171 Sq. Feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Derwent Drive | Offers Over £500,000



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Bedrooms 3	Bath 1	Reception 2	Parking here	Area 1151.75 sq ft	Type here

- No Onward Chain
- Extended Three Bedroom Semi Detached Home
- Corner Plot
- Located Within A Cul De Sac

**** NO CHAIN ****

A fantastic opportunity to view this three bedroom extended semi detached home on a corner plot and located within a quiet cul-de-sac opposite Brooklands Primary School. A perfect family home with plenty of local amenities within close proximity, including the metro link, shops. The property is also close to Sale Town Centre, which has an array of shops, bars and restaurants.

The property is situated at the end of the cul-de-sac and comprises; Entrance hall, open plan living room/dining room, An extended kitchen and a play room. The first floor has a landing with three bedrooms and the family bathroom. Externally to the front of the property is a paved driveway for two cars and to the rear there is a large garden with a decked area for seating, a well maintained lawn and fenced boundaries. There is also a garage.

