

### Floor Plan



### **Area Map**



#### Accommodation

- DETACHED PROPERTY
- TWO RECEPTION ROOMS
- OFFICE / STUDY
- BREAKFAST KITCHEN & UTILITY
- GARAGE
- FOUR BEDROOMS
- FAMILY BATHROOM
- EN SUITE TO MASTER
- AMPLE DRIVEWAY PARKING
- BEAUTIFUL REAR GARDEN

# Viewing

Please contact our Shirley Office on if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**

		Current	Potential
Very energy efficient - lower running costs	П		
(92 plus) A		64	
(81-91) B			76
(69-80) C			10
(55-68)	ľ	61	
(39-54)			
(21-38)			
(1-20)	3		
Not energy efficient - higher running costs	_		







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