



37 Orchard Way,
Offers Over £340,000

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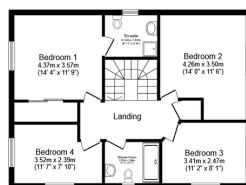
- Detached Family Home On An Impressive Corner Plot
- Large Family Bathroom & En-Suite Shower Room
- Generous Full Depth Kitchen/ Diner With Direct Garden Access
- Double Driveway & Detached Garage
- Sought After Residential Location
- Four Double Bedrooms
- Bay-Fronted Formal Sitting Room
- Utility Room, Ground Floor Study & Separate WC
- Flawlessly Presented From Top 2 Bottom
- Attractive Low Maintenance Enclosed Garden & Patio



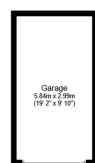
Set within a sought-after residential location, this flawless detached home offers space, style & flexibility. Positioned on an impressive corner plot, the property boasts kerb appeal, generous proportions & a thoughtfully designed layout throughout. Accommodation includes four well-proportioned double bedrooms, a large family bathroom as well as a contemporary en-suite shower room. The bay-fronted formal sitting room provides a welcoming space to relax, while the full-depth kitchen/diner spans the rear of the property, ideal for entertaining, with direct access to the enclosed garden & patio. Further highlights include a separate utility room, ground floor WC & a dedicated home office/study, catering too busy households & remote workers alike. Outside, enjoy a low maintenance rear garden, a detached garage & a double driveway offering ample off-street parking. This exceptional family home delivers space, quality & location.



Ground Floor
Floor area 65.0 sq.m. (699 sq.ft.)



First Floor
Floor area 64.3 sq.m. (692 sq.ft.)



Garage
Floor area 18.0 sq.m. (194 sq.ft.)

Total floor area: 147.2 sq.m. (1,584 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

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