



JAMES CARLON



@james@jamescarlonestates.co.uk

 jamescarlon.exp.uk.com

 01952 370 090

Sandringham House, Henrietta Way

Offers In Region Of £635,000

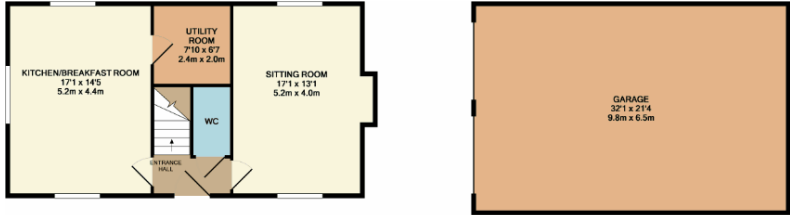
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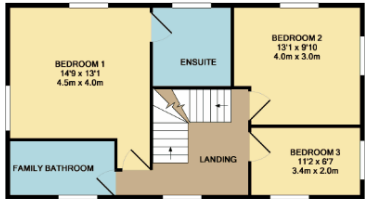
- Modern detached family home
- Entrance hall, guest cloakroom
- Dining kitchen, Utility room
- En suite shower room to master, family bathroom and separate shower room
- Quadruple Garage (9.6m X 6.2m)
- Approximately 2208ft² living space
- Living room with multifuel stove
- 5 bedrooms
- Large gardens
- Newly installed heat pump



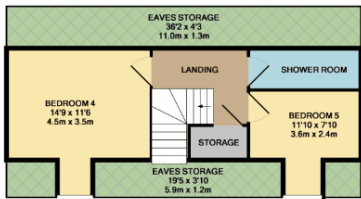
This Georgian-style detached home offers approximately 2,208 sq ft of well-planned accommodation arranged over three floors. The ground floor features an inviting entrance hall, guest cloakroom, a spacious dual-aspect living room with multi-fuel stove, and a stylish dining kitchen fitted with a range of integrated Neff appliances, complemented by a separate utility room. On the first floor there are three bedrooms, including the master with en-suite shower room, along with a modern family bathroom. The second floor provides two further generous bedrooms and an additional shower room. Outside, a large brick-paved driveway provides parking for several vehicles and leads to a substantial detached quadruple garage with light and power. The wrap-around gardens are of a generous size and enjoy attractive rural views over the gorge. The property also benefits from a newly installed heat pump system, enhancing both energy efficiency and year-round comfort.



GROUND FLOOR
APPROX. FLOOR
AREA 1380 SQ FT
(126.8 SQ M)



1ST FLOOR
APPROX. FLOOR
AREA 706 SQ FT
(65.8 SQ M)



2ND FLOOR
APPROX. FLOOR
AREA 642 SQ FT
(59.7 SQ M)

TOTAL APPROX. FLOOR AREA 2549 SQ FT (236.8 SQ M)
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, doors and any other items are approximate and are not responsible to them for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein are not intended and no guarantee as to their operability or efficiency can be given.
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