



Victoria Bolt
estate agents POWERED BY **exp** UK

44 Ashburnham Road,
Guide Price £300,000

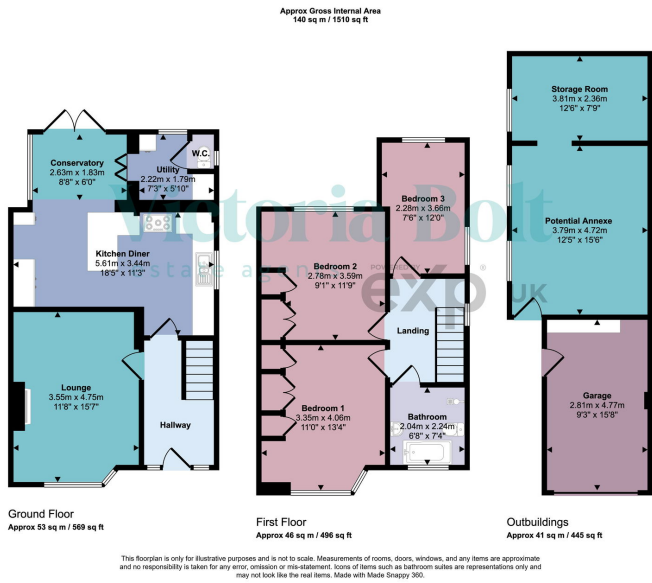
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- Semi detached house in a convenient location close to local shops, schools and transport links for easy living
- Sleek open-plan kitchen/dining featuring high-gloss units, generous work surfaces and practical storage
- Bright conservatory with glazed roof, perfect for enjoying the garden all year round
- Two double bedrooms on the first floor, providing ample sleeping space
- Detached rooms offering a large studio/bedroom and additional storage room
- Landscaped rear garden with deck and patio for outdoor dining and entertaining
- Spacious detached garage plus a long driveway with parking for multiple cars
- Contemporary family bathroom finished with stylish fixtures



Set on a quiet residential street, this beautifully presented semi-detached home offers a flexible layout ideal for modern family living. Downstairs, a bay-fronted lounge leads to a stunning open-plan kitchen/diner with sleek cabinetry, generous work surfaces and space for dining, opening into a bright conservatory. A utility area and cloakroom add convenience. Upstairs there are three comfortable bedrooms and a contemporary family bathroom. Outside, the property enjoys a landscaped garden, ample driveway parking and a detached garage. A separate space at the rear of the garage has the potential for an annexe providing additional accommodation or a perfect work-from-home studio. With stylish décor, practical extras and a superb location close to amenities, this home is ready to move straight into.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		