



FREEHOLD

£340,000



**NEW HAVEN, LARKSFIELD ROAD, HARROW HILL, DRYBROOK,
GLOUCESTERSHIRE, GL17 9JP**

- THREE DOUBLE BEDROOMS (ONE WITH WALK-IN WARDROBE)
- GREAT SIZED KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- OIL FIRED CENTRAL HEATING
- INTEGRAL GARAGE & AMPLE PARKING
- LOUNGE
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZING
- GENEROUS SIZED REAR GARDEN
- NO ONWARD CHAIN

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER THIS THREE DOUBLE BEDROOMED SEMI-DETACHED HOUSE IN THE POPULAR HAMLET OF HARROW HILL. THE PROPERTY HAS STUNNING VIEWS ACROSS TO RUARDEAN HILL AND SURROUNDING COUNTRYSIDE AND BENEFITS FROM AMPLE PARKING. WHILST IN NEED OF SOME MODERNISATION, THE PROPERTY OFFERS EXCELLENT POTENTIAL TO MAKE A PERFECT FAMILY HOME.

Harrow Hill is a popular and sought after Village above the Village of Drybrook. Drybrook offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

UPVC door to -

Entrance Hall: Radiator, leading to -

Lounge: 19' 4" x 11' 8" (5.89m x 3.56m), Lovely light and airy room with window to side and patio doors to garden, feature fireplace housing electric fire with marble surround, radiator.

Also off the hall -

Kitchen/Breakfast Room: 12' 2" x 20' 11" (3.71m x 6.38m), Oak wall and base units provide ample worktop and storage space,



There is an integrated oven with hob over, the wall units have corner display and two are glass fronted, the worktops are tiled and there is a one and a half bowl sink with mixer tap, plumbing for automatic washing machine, free standing oil fired boiler, tile effect floor, a window overlooks the rear gardens an archway leads to the seating area, window to front, radiator.

Downstairs Cloakroom: Sink, low level W.C., radiator, window.

Accessed from the hall -

Integral Garage: 18' 8" x 9' 0" (5.68m x 2.75m), Having power and lighting and double doors to outside.



From hall, stairs to -

First Floor Landing: Access to loft, airing cupboard with shelving, radiator.

Master Bedroom: 12' 5" x 11' 9" (3.78m x 3.57m), Window to rear, door to walk-in wardrobe (could easily be turned into an En-suite)

Bedroom Two: 12' 1" x 11' 6" (3.69m x 3.51m), Windows to side and front with amazing views across the rooftops towards Ruardean Hill and surround, radiator.

Bedroom Three: 12' 1" x 11' 6" (3.69m x 3.51m), Again, with lovely views, radiator.

Family Bathroom: Suite comprising low level W.C., panelled bath, sink and shower cubicle, tiled splash-backs, radiator, window

Outside: Gates lead on to the property where there is a block pavia drive providing ample off road parking (possibly up to four vehicles). There is a shrubbery area and fenced boundaries. Pedestrian access to rear gardens which are generous in size. There is a patio area with steps leading up to a lawn with areas of planting. There is a shed and a greenhouse, the whole garden has fenced boundaries.

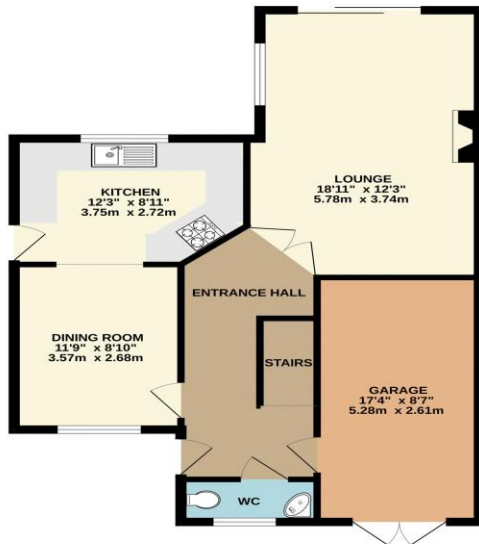
Services: Electricity, mains water and drainage are connected to the property. The heating system and services where applicable have not been serviced.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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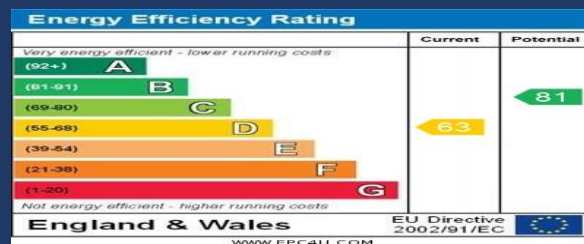
GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982