





Property Description

A fabulous three bedroom family home presented in excellent condition throughout by the current vendor.

With a double storey extension to the rear this property now offers a fantastic kitchen diner with bi-fold doors and a separate utility, a lovely lounge and downstairs WC. Upstairs are three double bedrooms and a very large family bathroom. Externally the rear garden is a fantastic size and offers the potential for a garden office or gym. There is also ample off-road parking to the front.

High Dane is a popular location for young families and offers great access to excellent schools as well as being a short walk from the mainline station.

Ground Floor

Entrance Hall

Double glazed door to side, storage cupboard and stairs leading to first floor.

Cloakroom

Wash hand basin and WC.

Lounge

16' 6" max x 14' 3" to bay (5.03m max x 4.34m to bay)

Two double glazed windows to front aspect (including one bay), fireplace, TV and telephone points and oak effect flooring.

Kitchen Diner

18' 1" x 13' 6" (5.51m x 4.11m)

Fully fitted kitchen with a range of wall and base units, central island with breakfast bar, work surfaces with matching splashback, integrated appliances including electric oven, hob with cooker hood over and dishwasher, stainless steel sink and drainer, space for fridge/freezer and two radiators. Bi-fold doors leading to rear garden.

Utility Room

Double glazed window to side aspect, wall and base units, sink and drainer, plumbing for washing machine, space for tumble dryer and double glazed door to rear.

Study Area

Fitted desk.

First Floor

Landing

Double glazed window to side aspect, overstairs cupboard housing boiler and loft access.

Bedroom One

11' 1" into wardrobe x 11' 11" (3.38m into wardrobe x 3.63m)

Double glazed window to front aspect, fitted wardrobe, wood effect flooring and radiator.

Bedroom Two

14' max x 8' 5" (4.27m max x 2.57m)

Double glazed window to rear aspect, wood effect flooring and radiator.

Bedroom Three

10' 7" x 8' 10" (3.23m x 2.69m)

Double glazed window to rear aspect and radiator.

Bathroom

9' 4" x 7' 10" (2.84m x 2.39m)

Fully tiled bathroom with double glazed window to side aspect, wash hand basin with vanity, shower cubicle, bath, WC and heated towel rail.

Outside

Front Garden

Block paved driveway with space for up to three cars.

Rear Garden

A very large rear garden, mostly laid to lawn with a large patio and various mature areas with raised beds, concrete shed and gated side access.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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14 High Street
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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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