



Elmhurst London Road, Fairford GL7 4AR

welcome to

Elmhurst London Road, Fairford

Allen & Harris are delighted to offer to the market this spacious four bed detached family home located in the popular market town of Fairford. Benefiting from two reception rooms, large kitchen/diner, conservatory with fixed insulated roof, two bathrooms, non-overlooked garden, garage & driveway.



Entrance Via Storm Porch

Entrance Hall

Door and window to front, Radiator,

Cloakroom

Window to front, W.C. Wash hand basin. Fully tiled walls. Radiator.

Living Room

19' x 11' 9" (5.79m x 3.58m)

Large bay window to front. Patio doors to rear garden. Feature working fireplace. Radiators.

Dining Room

11' 5" x 19' (3.48m x 5.79m)

Rear aspect patio doors to conservatory. Radiator. Stairs to first floor.

Kitchen

14' 1" x 14' 4" (4.29m x 4.37m)

Rear aspect window and door to garden. Fitted kitchen comprising a range of wall and base mounted units with work surfaces over. Tiled splashbacks. One and a half bowl sink and drainer unit. Cooker point, Fitted dishwasher. Integrated fridge and space for an additional fridge/freezer. Radiators. Door to utility room.

Utility Room

6' 8" x 4' 5" (2.03m x 1.35m)

Window to front. Fitted cupboards and a work surface fitted over the washing machine & tumble dryer. Door to garage.

Conservatory

11' 7" x 10' 5" (3.53m x 3.17m)

uPVC and brick built with lined and insulated roof. Radiator. Patio doors to garden.

Landing

Window to front, Airing cupboard.

Bedroom One

14' 7" x 11' 7" (4.45m x 3.53m)

Window to rear. Radiator. Fitted dressing table. Fitted wardrobes.

En - Suite

Skylight. Fitted suite. Shower cubicle with rainforest and hand shower heads. Vanity hand wash basin. W.C. Heated towel Radiator. Fully tiled.

Bedroom Two

11' 9" x 11' 7" (3.58m x 3.53m)

Window to rear, Radiator, Fitted cupboards and wardrobes. .

Bedroom Three

11' 5" x 9' 1" (3.48m x 2.77m)

Window to rear. Radiator. Fitted wardrobe. Fitted dressing table.

Bedroom Four

8' 7" x 6' 8" (2.62m x 2.03m)

Window to front. Radiator.

Bathroom

Window to front. Panelled bath. Shower cubicle with power shower. W.C. Hand wash basin. Fully tiled walls. Heated towel rail /Radiator. Under floor heating. Tiled floor.

Rear Garden

Enclosed by panel fencing. Patio. Laid to lawn. Mature apple tree and shrub borders. Shed. Side gate access.

Parking

Driveway parking for several cars.

Garage

Up and over door. Power and light. Electric charging point.

Front Garden

Front garden with mature shrubs.



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welcome to

Elmhurst London Road, Fairford

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Large Kitchen/diner
- Conservatory

Tenure: Freehold EPC Rating: D

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HWT105827 - 0005

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