



JR Sales & Letting

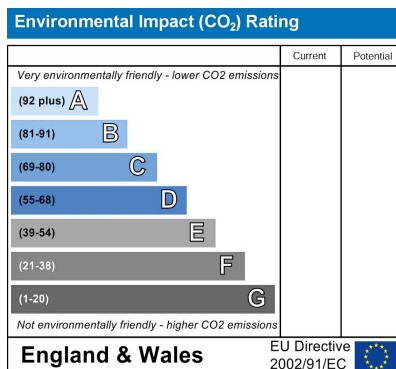
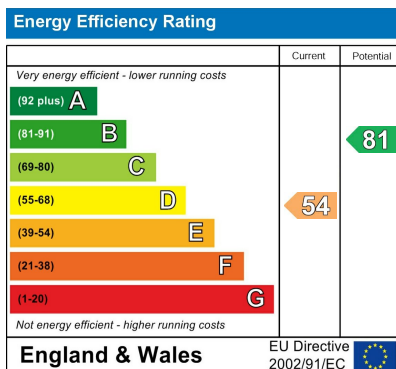
**Rosewood Drive
Crews Hill**



**£799,995
Freehold**

Offered Chain Free is Attractive Three Bedroom Detached House offering good sized family accommodation. Situated in this charming & sought after road within a few minutes walk of Crews Hill Main Line Station (Moorgate Line) & golf course. The property offers two good sized reception rooms, ground floor WC, Kitchen/Breakfast Room plus Utility room, upstairs there are three well proportioned bedrooms & a larger than average bathroom.

- Chain Free
- Gas Heating & Double Glazing
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Garage
- Attractive Gardens
- Own Driveway Parking
- Three Good Sized Bedrooms
- Larger than Average Bathroom



Front Garden

Attractive garden. Laid lawn. Shrub and flower borders. Crazy paved path to the front door. Driveway.

Entrance

Composite UPVC double glazed entrance door to the:-

Storm Porch

Leaded light windows. Carriage light. Composite leaded light double glazed entrance door and side window to the:-

Hallway

Coving to ceiling. Stairs to first floor. Storage cupboard under. Radiator with decorative cover. Door to:-

Inner Lobby/Cloaks Cupboard

Radiator. Door to:-

Cloakroom

Double glazed leaded light window to the rear. Low flush W.C. Vanity wash hand basin with cupboard under. Tiled splash back. Coving to ceiling.

Dining Room

12'6 x 12'
Leaded light double glazed window to the front. Radiator with decorative cover. Decorative moulded coving to ceiling. Georgian double doors back to the kitchen.

Dual Aspect Living Room

20' x 12'
Leaded light double glazed windows to the front. Leaded light double glazed French doors and side windows to the garden. Wooden beams to the ceilings. 2 radiators with decorative covers. Wall lights. Feature fireplace with marble inset and hearth. Gas coal effect fire.

Kitchen

12'10 x 11'1
Leaded light double glazed window to the rear. Wooden beams to the ceiling. Inset spotlights. Range of wall and base fitted units in white gloss. Sink with mixer tap and drainer. Tiled splash backs. Space for cooker with pull out extractor fan over. Under lighting. Granite worktops over. Space for tall fridge freezer. Archway through to the:-

Utility Room

9'3 x 8'3
Leaded light double glazed window to the rear.

Leaded light double glazed door to the garden. Radiator with decorative cover. Wall and base fitted units with granite worktops. Plumbing for washing machine. Space for tumble drier. Plumbing for dishwasher. Wall mounted Ideal boiler.

First Floor Landing

Leaded light velux window. Picture rail. Staircase has a timber balastrade. Access to loft space. Radiator with decorative cover. Built in storage cupboard in the eaves. Built in airing cupboard

Bedroom 1

11'10 x 13'8 to the front of the fitted wardrobes
Leaded light double glazed window to the front. Built in cupboard. Radiator with decorative cover. Inset spotlights. Wooden beams to the ceiling. Storage cupboards built into the eaves. Window box seat.

Bedroom 2

12' x 12'
Leaded light double glazed window to the front. Radiator with decorative cover. Inset spotlights. Range of fitted wardrobes with a dressing table recess. Wall lights.

Bedroom 3

14'7 x 8'11
Velux window to the rear. Leaded light double glazed window to the side. Radiator. Inset spotlights to ceiling. Vanity wash hand basin with tiled splash back and cupboard under.

Family Bathroom

Opaque double glazed leaded light windows to the rear. Wall lights. Inset spotlights to the ceiling. Wooden beams to ceiling. Built in storage cupboard. Double radiator. Suite comprising of low flush W.C. Panel bath. Vanity wash hand basin with cupboards under. Tiled enclosed shower cubicle with a Triton electric shower. Extractor fan. Part tiled in complimentary ceramics.

Garage

15'1 x 9'
Up and over door. Wall mounted meters.

Attractive Rear Garden

Lean-to gardening room on the side of the house with access to the front. Mainly laid to lawn. Patio paved area. Outside tap. Outside lighting. Shrub and flower borders. 2 feature Gazebo's.



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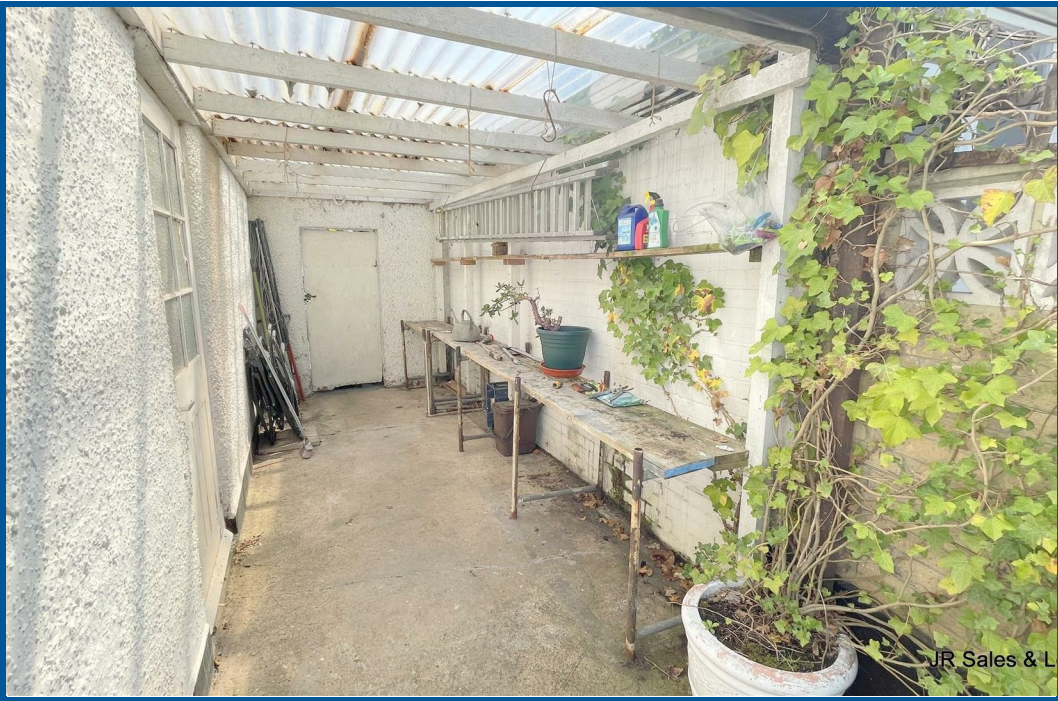


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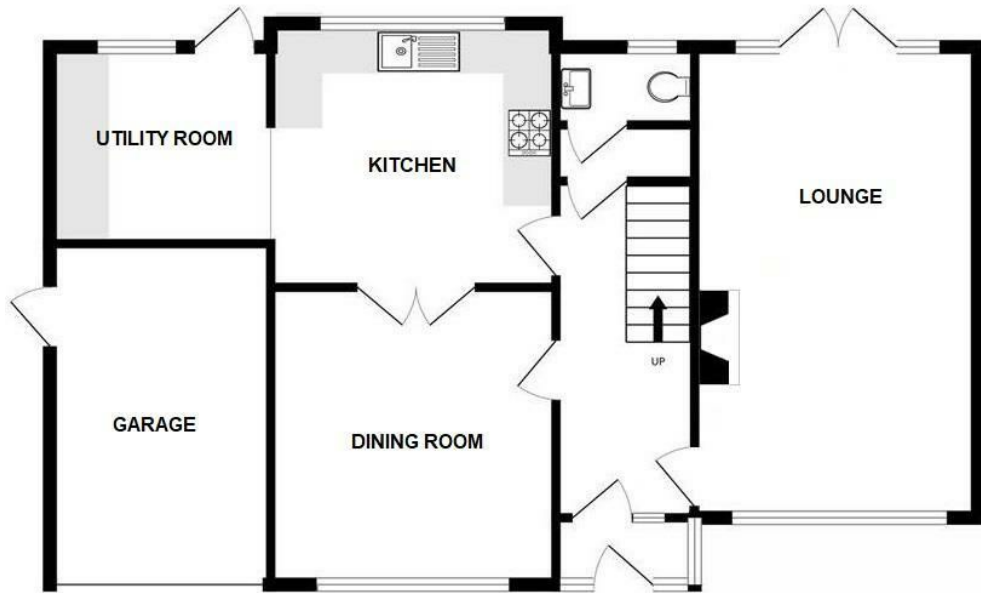








GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1543 sq.ft (143.4 sq.m.) Approx.