

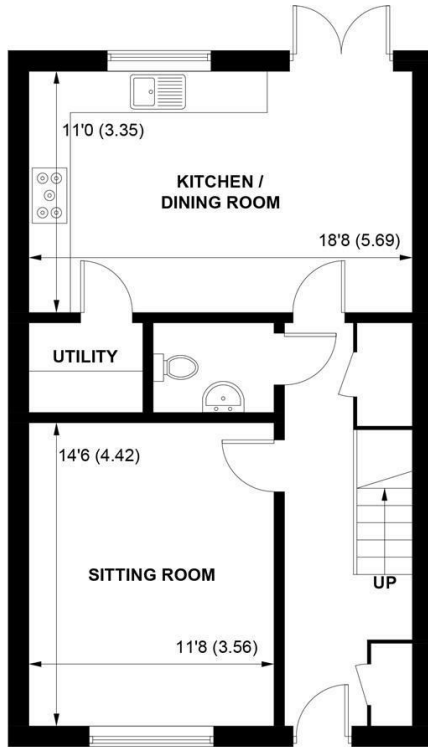


Sims Williams

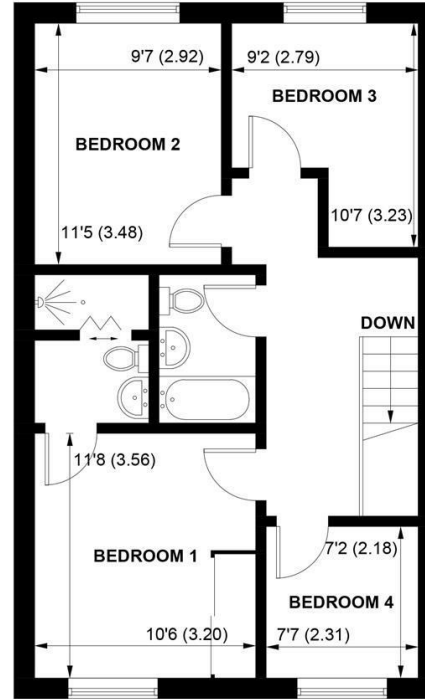


10 NEWELL CRESCENT, EASTERGATE, PO20 3AW





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1139 SQ FT / 105.8 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams**

£430,000 Freehold

10 NEWELL CRESCENT,
EASTERGATE,
PO20 3AW

- Nearly New Detached House
- Good Size Living Room
- Kitchen/Diner Onto Garden
- Cloakroom & Utility
- 4 Good Size Bedrooms
- En Suite To Master
- Family Bathroom
- South Facing Garden
- Detached Garage & Parking

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = E

Bright and spacious 4 bedroom detached family house tucked away in a secluded part of The Hedgerows development.

Accommodation comprises spacious entrance hall with storage, cloakroom and stairs to the first floor.

There is a good size living room, and a large kitchen/diner with double doors out to the rear garden.

The kitchen is fitted with a range of gloss units with integrated appliances including double oven, hob and extractor over, fridge/freezer and dishwasher.

There is ample space for table and chairs, and there is also a separate utility room.

Upstairs there are 4 good size bedrooms. The master bedroom has stylish fitted wardrobes and an en suite shower room.

The family bathroom consists of bath with shower over, wash basin and WC.

Outside the south facing rear garden is

larger than average, with tiled patio and lawn. There is a detached garage with power and light, and driveway parking for 2 cars. The property also benefits from shutters throughout.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From the War Memorial roundabout at the bottom of Fontwell Avenue, head north towards the Racecourse taking the first turning on the left into Peckham Chase. Continue round to the right as far as you can go, where you will reach Newell Crescent. The house will be found in a cul de sac on the right hand side.

