



**Highfield Avenue, St. Austell PL25 4SN**



**welcome to**

## **Highfield Avenue, St. Austell**

We are thrilled to present an exceptional opportunity to acquire a truly magnificent four-bedroom period property, elegantly spread across three stories. Don't miss this chance to own a stunning home that perfectly marries historic charm with modern amenities.



**Living Room**

14' 5" x 13' 2" ( 4.39m x 4.01m )

**Study/ Reception Room**

13' 2" x 11' 10" ( 4.01m x 3.61m )

**Dining Room**

11' 10" x 9' 10" ( 3.61m x 3.00m )

**Kitchen**

17' 9" x 9' 10" ( 5.41m x 3.00m )

**Bedroom 2**

13' 9" x 11' 10" ( 4.19m x 3.61m )

**Bedroom 3**

11' 10" x 11' 10" ( 3.61m x 3.61m )

**Bedroom 4**

10' 6" x 7' 4" ( 3.20m x 2.24m )

**Bedroom One**

18' 11" x 11' 10" ( 5.77m x 3.61m )

**Garage**

15' 9" x 11' 2" ( 4.80m x 3.40m )



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welcome to

## Highfield Avenue, St. Austell

- FOUR BEDROOMS WITH MASTER ENSUITE
- BEAUTIFUL END OF TERRACE PERIOD HOME
- NEW MODERN FITTED KITCHEN LEADING TO REAR GARDEN
- THREE RECEPTION ROOMS
- DOWNSTAIRS W/C AND SEPARATE TOILET TO MIDDLE FLOOR

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SAS105488 - 0003

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