





Property Description

Connells proudly present this immaculate and spacious extended end of terraced town house that is situated close to the village centre and local amenities (approx. 384ft by foot). This beautiful home consists of three floors and comprises of a sizeable reception room with bi-folding doors to the rear garden, a bespoke kitchen/dining room, four/five well-proportioned bedrooms and a family bathroom. The property benefits from an additional playroom, an en-suite to the master bedroom, a downstairs WC, useful partly converted garage storage, off-street residential parking and a south-facing landscaped rear garden.

An ideal family home, there are a range of shops and amenities, church, community centre, hairdressers and doctors' surgery to name a few as well as beautiful walks/cycle paths through the surrounding countryside. The property is also within catchments to several schools including St Mary's Church of England School and Sir Henry Floyd Grammar School.

Viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today on 01296 395710.

Entrance Hall

Door to front aspect, stairs to first floor landing, radiator.

Cloakroom

WC, vanity wash hand basin, radiator.

Kitchen / Dining Room

10' 3" +door recess x 15' 2" (3.12m +door recess x 4.62m)

Open plan with reception area, re-fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, gas hob with extractor hood, electric oven, integrated washing machine, dishwasher, fridge/freezer and wine-cooler.

Reception Room

15' 11" MAX x 9' 4" (4.85m MAX x 2.84m)

Skylights, bi-folding doors to rear garden, television point, thermostatic underfloor heating.

Playroom

11' 2" x 8' 3" (3.40m x 2.51m)

Window to front aspect, radiator.

First Floor Landing

Stairs from entrance hall, window to rear aspect, stairs to second floor landing.

Bedroom Two

15' 3" x 10' 3" MAX (4.65m x 3.12m MAX)

Windows to front and rear aspect, radiator.

Bedroom Four

8' 8" x 7' 5" (2.64m x 2.26m)

Window to front aspect, radiator.

Bedroom Five / Study

8' 8" x 7' 5" (2.64m x 2.26m)

Window to rear aspect, radiator.

Second Floor Landing

Stairs from first floor landing, storage cupboard, access to boarded loft space with fitted ladder.

Bedroom One

15' 3" x 8' 8" MAX (4.65m x 2.64m MAX)

Window to front aspect, fitted wardrobes, radiator, door to en-suite.

En-Suite

Window to front aspect, shower cubicle, WC, wash hand basin, heated hand towel rail.

Bedroom Three

10' 3" +cupboard x 9' 5" (3.12m +cupboard x 2.87m)

Window to front aspect, radiator, built in cupboard.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail.

Outside

Front Garden

Rear Garden

Landscaped south facing garden with artificial lawn area and seating area with rear gated access and access to the remainder of the garage which provides useful storage.

Parking

Residential parking to the front of the property with a side access to the back garden.

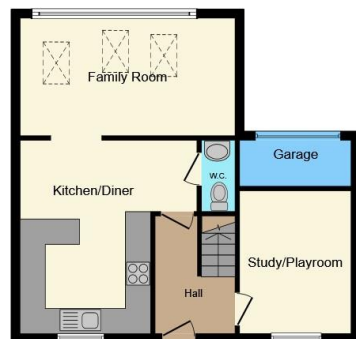
Garage

Part converted to provide useful storage

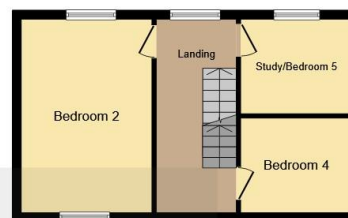




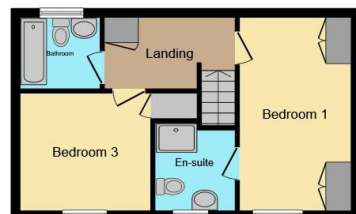




Ground Floor



First Floor



Second Floor

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

To view this property please contact Connells on

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6 Hampden Square
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304519



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