



**3 CRICKEFIELD LANE**  
HOUSTON

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

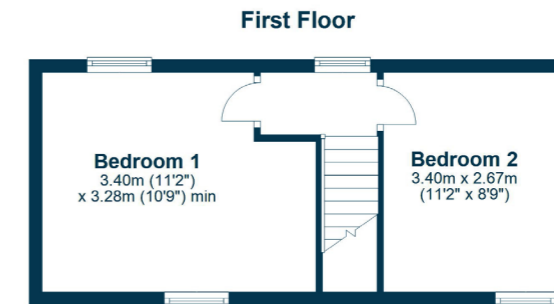
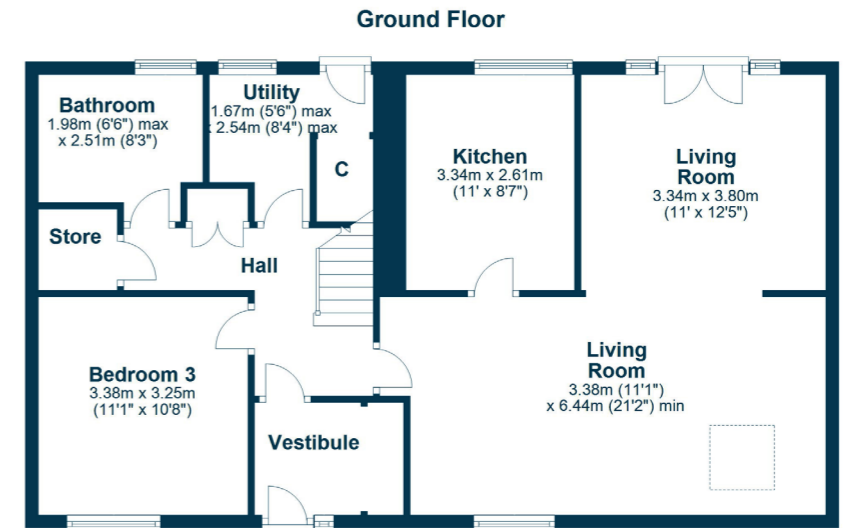
**An extended three bedroom mid terraced villa offering impressive family accommodation in a fantastic central location within catchment for the highly regarded local schools.**

A spacious family home positioned on Cricketfield Lane, an established residential cul de sac in the conservation area of the original village of Houston. Family homes are rarely available in this popular village location. There are landscaped communal grounds, residents parking and the property has a single lock up garage. The private rear garden is enclosed with timber fencing with a central lawn, plants and shrubbery.

A broad entrance vestibule has fitted wardrobe storage and entry to the reception hallway with two storage cupboards and a stair to the upper floor. The large L shaped open plan living area provides an impressive room bathed in natural light from a front facing window, a ceiling mounted velux window and French doors opening to the garden. The kitchen has a range of fitted furniture with ample worktop space, an integrated oven, hob and hood with space for three further freestanding appliances. The third bedroom is on the ground floor with views to the front. A stylish modern tiled bathroom has been installed with a bath with mixer tap, a shower and shower screen, wash basin with vanity and a wc. The utility room provide space for laundry appliances and a door to the garden. On the upper floor there are two further double bedrooms.

The specification includes a gas fired central heating system and double glazing.





The conservation village of Houston is popular with commuters with good road links via the A737 to the M8 motorway network. Johnstone railway station has regular services to Glasgow city centre and the Clyde coast. Houston has excellent local schooling at Nursery, Primary and Secondary levels including the sought after Gryffe High School. There are several golf courses in the local area, equestrian facilities at Ingliston, a bowling club and Strathgryffe Tennis, Squash and Fitness Centre.

**BW2387** | Sat Nav: 3 Crickefield Lane, Houston, PA6 7JD

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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