



LARGE 5-BEDROOM HOUSE - Located in a quiet corner of this sought-after residential road, this five-bedroom detached house has two bath/shower rooms, a large integral double garage which has the potential to convert, a secluded rear garden & ample parking. The property has a downstairs toilet, utility area, a kitchen breakfast room, and three reception rooms which comprise of a large living room, dining room & TV/Family Room. The property is situated within a 10/15 minute walk from the town & station, benefitting from an easy commute to London. plenty of on-road visitor parking, gas heating, and the potential to extend the house to the rear or in the loft (subject to planning permission).



Entrance

Hardwood security entrance door, tiled effect flooring, doors leading to garage, double doors through to

Hallway

Wood effect flooring, storage cupboard, CH radiator, stairs to first floor landing, doors leading to

Downstairs WC

Wood effect flooring, CH radiator, low flush WC, wash hand basin with mixer tap, partly tiled walls, extractor.

Kitchen/Breakfast Room 14' x 11'2 (4.27m x 3.40m)

Tiled effect flooring, partly tiled walls, double glazed bay window to the front, range of fitted units both wall mounted and base, ample work surface area, one and a half bowl sink unit with mixer tap, space for fridge/freezer, space for dishwasher, integrated double electric oven and grill, glazed door to the side of the property.

TV/Family Room 11'8 x 10'11 (3.56m x 3.33m)

Wood effect flooring, UPVC double glazed French doors to the rear garden, sockets, CH radiator.

Lounge/Dining Room

Lounge 20'3 x 12' (6.17m x 3.66m)

UPVC double glazed french doors to the rear garden, two CH radiators, sockets, UPVC double glazed window to the side, opening through to

Dining Room 11'8 x 8'2 (3.56m x 2.49m)

UPVC double glazed window to the rear, sockets, CH radiator.

First Floor Landing

Wrap around stairs, carpeted flooring, access to loft, storage cupboard, CH radiator, UPVC double glazed frosted window to the side, doors leading to

Master Bedroom 17'1 x 12' (5.21m x 3.66m)

Carpeted flooring, CH radiator, UPVC double glazed window to the rear, fitted wardrobes spanning one wall, sockets, door leading to

En-Suite Bathroom

Tiled effect flooring, fully tiled walls, low flush WC, his n hers wash hand basins with mixer taps, bidet, dressing table, shower unit, UPVC double glazed frosted window to the rear, storage cupboard.

Bedroom 2 14'11 x 12' (4.55m x 3.66m)

Carpeted flooring, CH radiator, UPVC double glazed window to the front, fitted wardrobes spanning one wall, sockets.

Bedroom 3 11'8 x 9'4 (3.56m x 2.84m)

Carpeted flooring, CH radiator, sockets, double glazed window to the rear.

Bedroom 4 11'10 x 8'5 (3.61m x 2.57m)

Carpeted flooring, CH radiator, fitted wardrobes, sockets.

Bedroom 5 10'10 x 7'7 (3.30m x 2.31m)

Laminate flooring, CH radiators sockets, double glazed window to the front.

Wet Room

Low flush WC, wash hand basin with mixer tap, UPVC double glazed frosted window to the side, shower with hand held shower attachment, fully tiled walls, heated towel rail.

Rear Garden

Secluded rear garden with patio area, laid to lawn, side gate giving access to the front, surrounding shrubbery and borders.

Front Garden

Driveway giving parking for several vehicles, side gate giving access to the rear garden.

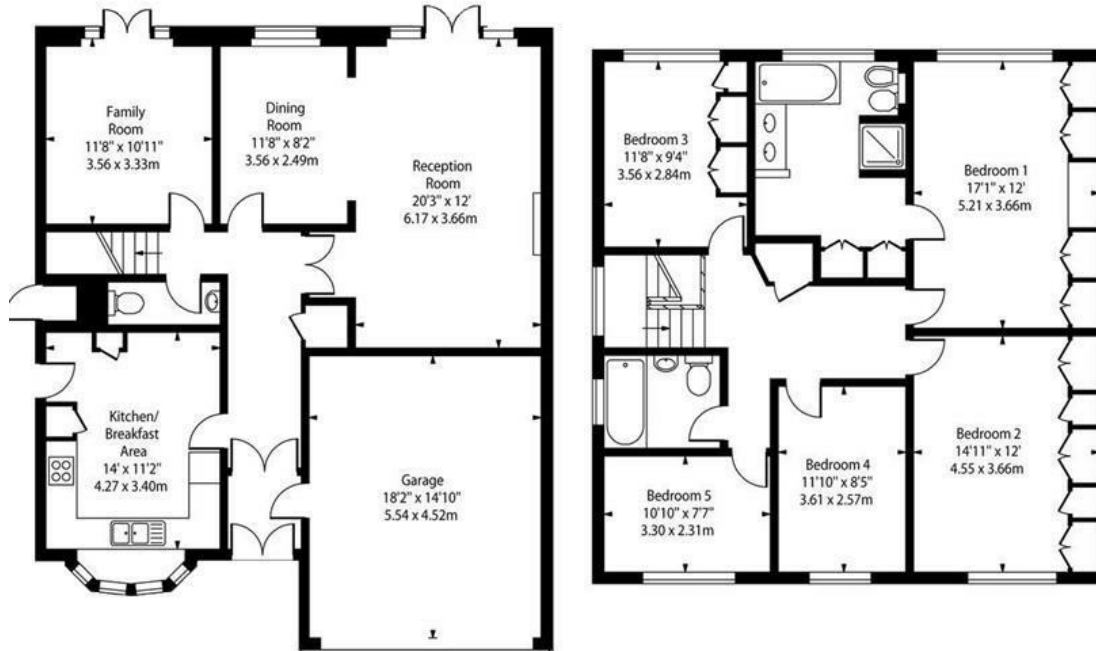
Garage

Large double garage with up and over electric door, power and lighting, utility area with range of fitted units and shelving with plumbing and space for washing machine, tumble dryer and fridge/freezer.

Please Note:

This is a secluded property, set in the corner of the road with fields to the side





Approx Floor Area Including Garage 2198 Sq Ft - 204.20 Sq M

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |