



Park Mews
Riddings Alferton



Property Description

GUIDE PRICE £210,000 to £220,000.

This beautiful mews home is situated in an idyllic location discreetly positioned in a mews setting. The well appointed accommodation has reception hall with stairs providing access to the first floor accommodation. The open plan lounge diner has dual aspect windows to the front and rear elevation. The thoughtfully designed kitchen has ceramic sink and integrated appliances which include; fridge, freezer and microwave. The ground floor master bedroom has window overlooking the front elevation. The shower room has three piece suite and under floor heating. To the first floor this versatile room is currently used as an office space/dressing room, a range of fitted wardrobes, cupboards and drawers and can also be used as a study/ occasional bedroom and has velux skylight windows. The accommodation is situated in a conservation area and has two parking spaces to the front, a garage to the rear and a communal rear garden which is laid to lawn with seating. This beautiful accommodation is not to be missed and viewing is essential!

Ground Floor

Reception Hall

12' 6" x 4' 10" (3.81m x 1.47m)

Open plan wooden stairs to first floor accommodation with side plinth lighting. Radiator and complementary tiled floor.

Lounge /Diner

Lounge Area

12' 1" x 10' 8" (3.68m x 3.25m)

Having double glazed window to the front, radiator and complementary flooring. Open plan to the ;

Dining Area

8' 3" x 7' 8" (2.51m x 2.34m)

The dining area has double glazed window to the rear, radiator and complementary flooring.

Kitchen

8' 2" x 12' 5" (2.49m x 3.78m)

This contemporary kitchen has wall units having under unit lighting, base units with wooden work surfaces over incorporating a single drainer ceramic sink unit with mixer tap. Integrated fridge, freezer and microwave. Extractor hood and plumbing for the automatic washing machine. Complementary tiling to the floor and tiled splashbacks, radiator and double glazed window to the rear.

Ground Floor Shower Room

This contemporary shower room has double walk in shower cubicle with rainfall shower over, wash hand basin and W/C with cupboards. Mirrored wall cupboards have under unit lighting. Heated towel rail, under floor heating, recessed lighting and double glazed velux window.

Master Bedroom

11' 11" x 10' 1" (3.63m x 3.07m)

Double glazed window to the front , radiator and exposed brick pillar.

First Floor

Versatile Room

9' x 21' 3" (2.74m x 6.48m)

Fitted with a range of wardrobes, cupboards and draws which provide shelving, hanging space and storage. Complementary dressing table which can also be used as a work/study station.

This room could also be used as an occasional bedroom. This versatile loft room has double glazed velux windows to the rear and radiator.

Outside

The front of the property has cobbled paving for this communal courtyard.

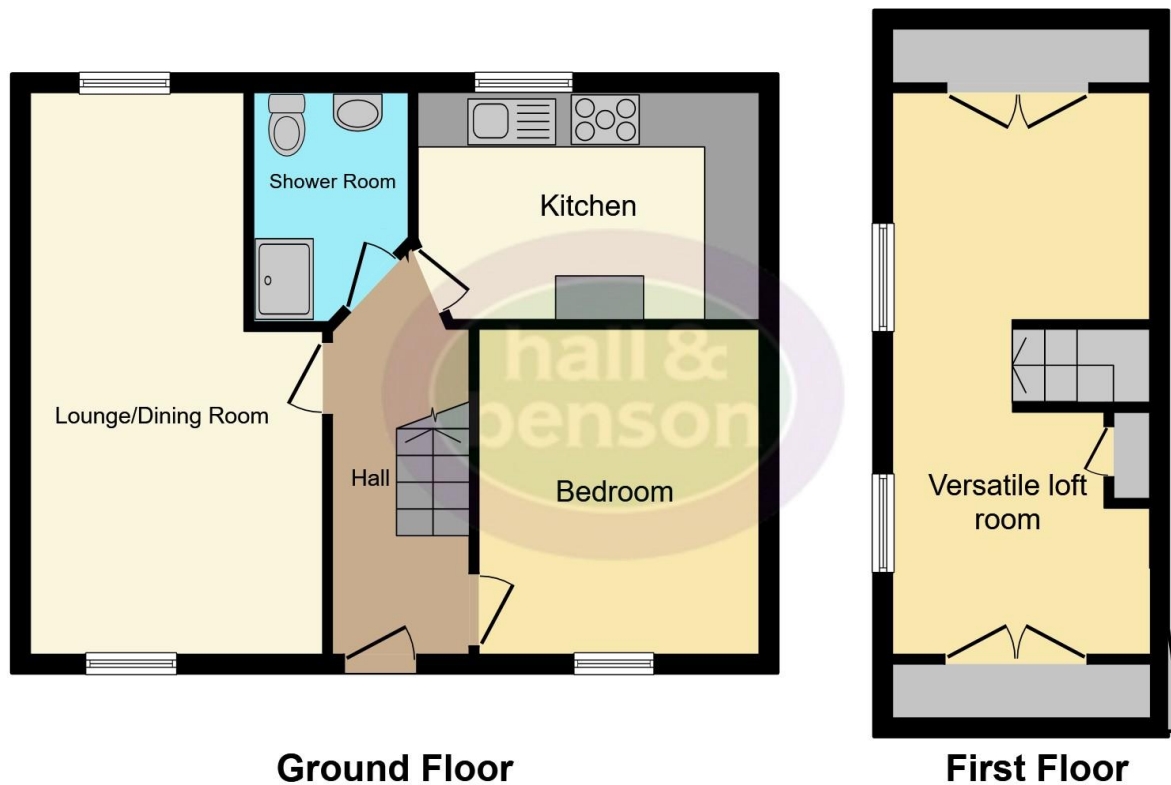
A further communal garden can be found to the rear of the Mews, this has a garden area laid to lawn with seating.

Single garage with up and over door, access through secure electric gates.









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

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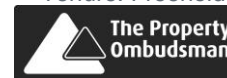
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 Band: B

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Tenure: Freehold



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