



Ground Floor

Hallway

WC

Lounge  
5.59m (18'4") x 3.18m (10'5")

Dining Room  
4.00m (13'1") x 3.55m (11'8")

Refitted Kitchen/Breakfast Room  
5.49m (18') max x 3.37m (11'1")

Bedroom 1  
4.03m (13'3") x 3.73m (12'3") max

Refitted Bathroom

First Floor

Bedroom 2  
3.94m (12'11") max x 2.85m (9'4")

Bedroom 3  
3.19m (10'6") x 3.16m (10'5")

Outside

To the front of the property is an enclosed garden that is laid to lawn with pathways, established planted borders, gated access to one side, and a driveway to the side. The driveway leads to a carport and a Garage/Workshop that measures approx. 8.48m (27'10") x 3.65m (12') and has power and lighting connected. To the rear of the property is an enclosed and private garden, that is laid mainly to lawn with mature trees, shrubs, and flower bed borders, a variety of sheds, storage, and a

greenhouse.

Further Information  
Tenure: Freehold  
Council Tax Band: D  
EPC Rating: D

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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**£400,000**  
**Abbots Crescent**  
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PROPERTY SUMMARY

A well-presented, extended detached chalet in a sought-after location and within walking distance of amenities, doctors, schools, and public transport links to the Guided Busway. This superb property features a refitted kitchen/breakfast room, two reception rooms, a refitted ground floor bathroom and a separate WC, three good-sized bedrooms (one on the ground floor), an enclosed rear garden, a driveway, carport and generous garage/workshop. Offered with no onward chain.

3



1



2



