



£385,000

*** PART EXCHANGE INVITED* *FOUR BEDROOMS* *IMPRESSIVE ACREAGE* *POTENTIAL TO SIX ADDITIONAL DWELLINGS (stc)* *3-4 RECEPTION ROOMS* *GATED SECURE PARKING* *POPULAR LOCATION* *LARGE BASEMENT AREA* *FAMILY HOME* *CLOSE TO LOCAL SCHOOLS & AMENITIES***

Are you looking to upsize? Our vendor is looking to downsize, ring now to learn how HOUSE SWAP can get you moving fast!!

Townend Estate Agents offer for sale this SUPERIOR FOUR / FIVE BEDROOM semi-detached property. Located in a popular residential area, close to a variety of local amenities and excellent local schools. This superior semi-detached sits on an impressive acreage and offers lots of potential to extend to the side/rear, or is ideal for those looking to build an additional dwelling for a dependant relative, or even build multiple separate properties, with ample room on the plot (stc)! This rare to market property is not one to be missed! Benefitting from 180 degree panoramic views, multiple reception rooms, impressive basement conversion/gym/games room, modern kitchen diner, huge attic master bedroom, gated secure parking, gas central heating and UPVC double glazing. The property comprises briefly: Entrance, Lounge, impressive Kitchen-Diner fitted with a range of base & wall units, Cloaks W/C, basement room and additional reception rooms. To the first floor are THREE good sized bedrooms and house bathroom. To the second floor is an impressive master bedroom. Externally is an impressive plot of land to the side and rear, with room to build multiple separate dwellings. Gated secure off street parking to the front.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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