



This attractive home has a gravel drive with off street parking. The front door opens into the entrance hall.

The delightful double aspect sitting room has attractive wooden flooring and a feature fireplace with marble hearth and attractive wooden surround. The wooden flooring flows through to the lounge with gas fireplace and deep under stairs cupboard.

The kitchen/dining room is a lovely light and bright double aspect room with a comprehensive range of white high gloss base units with Silestone worktops inset with a Franke ceramic sink and mixer taps. There are matching eyelevel cabinets and a cupboard housing the Vaillant gas fired combi boiler which is just two years old. The integrated appliances include oven, five ring gas hob, stainless steel and glass extractor, new Bosch dishwasher and fridge. The kitchen/dining room has recently been fitted with high quality porcelain tiles which also extend into the utility room and cloakroom. French doors open to the patio with a continuation of the tiled flooring creating a wonderful inside/out flow. The utility room has space for a freestanding fridge/freezer and space and plumbing for a washing machine. A cloakroom completes the downstairs accommodation. Stairs rise to the first floor with access to 2 double bedrooms.

The master bedroom has a real 'wow' factor! This spacious double aspect bedroom with useful storage cupboard, features a vaulted ceiling and has wooden paddle steps leading up to a dressing area on the mezzanine floor. The ensuite bathroom has been beautifully fitted with white suite of wc, pedestal wash hand basin and freestanding bath with mixer taps and handheld shower attachment. The guest bedroom is also double aspect with an ensuite shower room comprising of a modern white suite of wc, wash hand basin and walk-in shower.

Outside the beautifully landscaped and secluded south facing rear garden with the light coloured porcelain tiles and tasteful planting, has a wonderful Mediterranean feel about it with the light paving stones and tasteful planting. The patio area is perfect for outdoor entertaining and there is an area of lawn with well stocked borders containing shrubs and seasonal planting. There is a Gazebo on the rear boundary and a wide path leads past the garden shed to the secure gate giving access to the front.

Freehold

EPC Rating: E Directions: SL8 5NW

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GROUND FLOOR  
APPROX. FLOOR  
AREA 615 SQ.FT.  
(57.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.6 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 143 SQ.FT.  
(13.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1183 SQ.FT. (109.9 SQ.M.)

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