



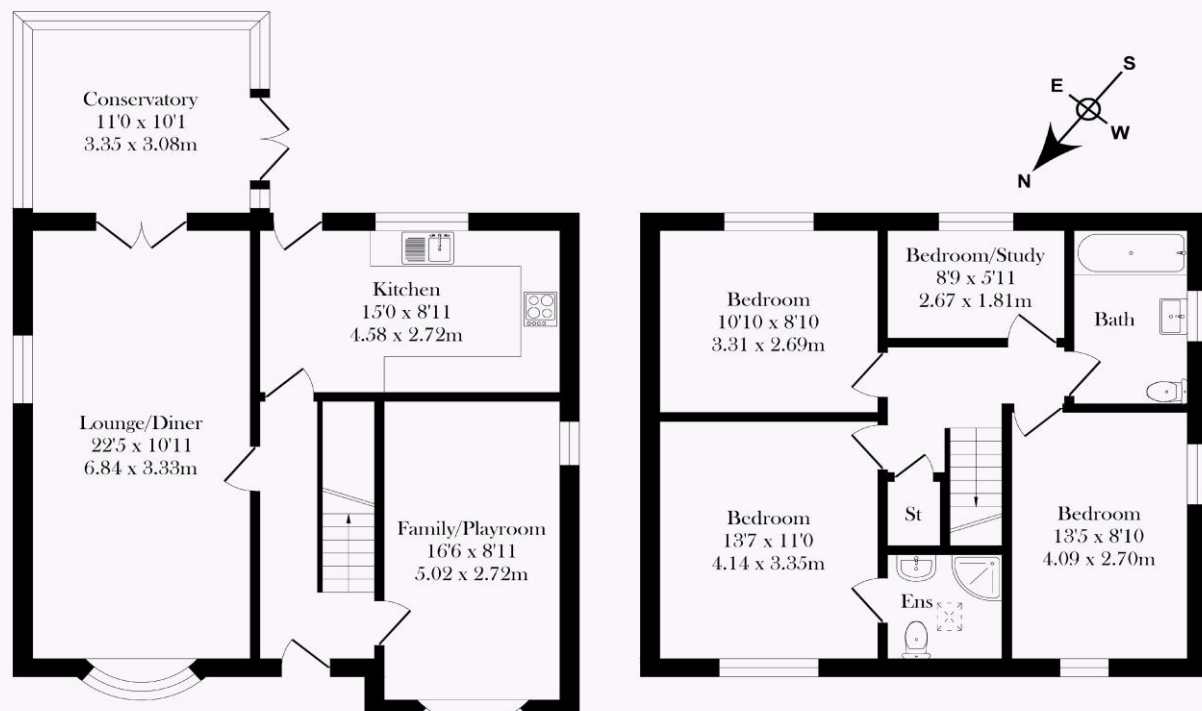
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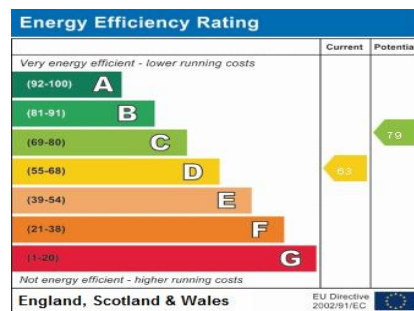
Ground Floor
Approx. Floor
Area 72.5 Sq.M
(780 Sq.Ft.)

First Floor
Approx. Floor
Area 58.3 Sq.M
(628 Sq.Ft.)

Total Approx. Floor Area 130.8 Sq.M. (1408 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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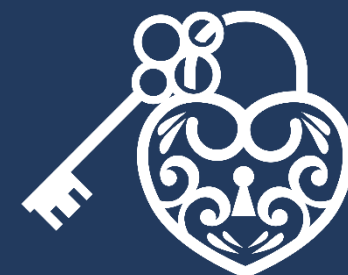
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Offers in Excess of £370,000

Green Lane, Standish



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Resting along this quiet and popular lane, close to woodland and beautiful countryside and yet within walking distance of the village, this attractive four bedroom detached home is in immaculate order and is thoughtfully presented to a high standard. The cricket club is just across the road and Woodfold Primary School is also within a short stroll.

The accommodation offers an excellent floor plan extending to approximately 1408 sq. ft and arranged with family living in mind. The layout briefly comprises of an entrance hallway, with staircase to the first floor and opening on to the rest of the accommodation. There is a handy playroom/snug to the right hand side of the home, perfect for families with children or ideal as a second sitting room. The spacious lounge, positioned to the left of the home, offers double aspects and access into the home's conservatory and is warmed by an attractive wood-burning stove and finished with wood effect flooring. The attractive conservatory is placed at the rear of the home and offers direct access into the gardens. Completing the ground floor is the lovely kitchen, complete with a range of wall and base units in cream and including a gas hob and electric oven, integrated dishwasher, and space for both a washing machine and freestanding fridge/ freezer. The first floor reveals four excellent bedrooms, the family bathroom and en suite. The master bedroom is both light and bright and offers access to the home's en suite shower room complete with a three piece suite including a corner shower, wash hand basin and w.c. There is also a velux roof light. Bedrooms two and three are both good double rooms, again both light and bright, and bedroom four is positioned at the rear of the home and would equally serve as an excellent home office.

Externally, the home offers gardens to both the front and rear and a detached single garage. There is excellent off road parking via a block paved driveway and access down the side of the home, whilst the front garden offers attractive planting and lawns. The rear garden has been flagged for ease of maintenance and is both private and secure and an ideal place in which to entertain.

Standish village is a short walk and offers excellent facilities including four outstanding schools, a range of independent shops, supermarkets and excellent bars, restaurants and cafes.

Viewings of this lovely home and in this highly desirable area of the village are now welcomed.





