





# FOR STARTERS



OFFERS IN EXCESS OF  
£425,000

## MAIN COURSE

Welcome to this beautifully presented bay-fronted semi-detached home, which has undergone a significant refurbishment programme by the current vendors. Set nicely back from the road, you enter a light and bright hallway, featuring a practical storage cupboard, a downstairs toilet and doors leading to the ground floor spaces. NO UPWARD CHAIN.

The first door on the right leads to the charming sitting room, adorned with a large bay window that floods the room with natural light and a cosy fireplace, perfect for unwinding with a good book or the latest box set.

The heart of this home is undoubtedly the refitted kitchen, which now includes a stylish island unit. This central hub is ideal for casual conversations with friends or simply relaxing with a brew while catching up on world events. The L-shaped kitchen/dining/sitting room is designed for modern living, offering distinct zones for each activity. The sitting area, complete with another fireplace, creates a warm and inviting space, while the dining area sits conveniently alongside the kitchen, making this entire space highly sociable.

From the kitchen, step into the full-width conservatory with its impressive glass roof, providing access to and views over the magnificent rear garden. This serene space offers a seamless transition between indoor and outdoor living, perfect for entertaining or enjoying a quiet moment of reflection. Off the main entrance hallway you will also find a useful convenient downstairs WC and a separate generous storage cupboard perfect for coats and shoes.

The first floor comprises three double bedrooms, each offering ample space and natural light. The contemporary refitted three-piece bathroom features a shower over the bath, blending style with functionality.





The fabulous rear garden, approximately 120 feet in length, is mainly laid to lawn, providing an expansive area for outdoor activities and relaxation. At the far end of the garden, you will find a modern home studio, offering a versatile space for work or leisure.

Additionally, the drive provides convenient parking, adding to the overall appeal and practicality of this wonderful home.

This property combines elegant living spaces with modern conveniences, making it a perfect home for those seeking comfort and style in equal measure.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - D



South/West Facing



Mains Gas, Electric &  
Drainage



Gas Central Heating  
System



Stratford High  
School

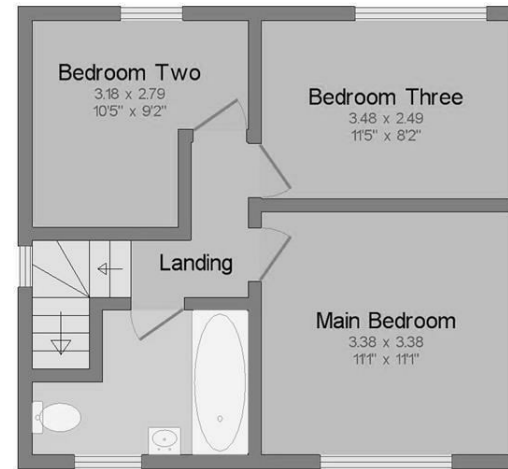
WHY NOT TAKE  
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Ground Floor



First Floor

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