





Beech House London Road

Sayers Common

Entrance: UPVC double glazed window's to front and door to:-

Hall: stairs to first floor, understairs storage cupboard.

Open Plan Living/Dining/Kitchen

Kitchen Area: white high gloss soft close eye and base , stainless steel sink unit inset in Black granite tops and returns. Integrated 'AEG' dishwasher, 'Neff' double oven, 'AEG' induction hob, fitted hood, breakfast bar, doubled glazed window.

Living Area: double aspect, double glazed window to front, 2 x bi folding doors to rear garden.

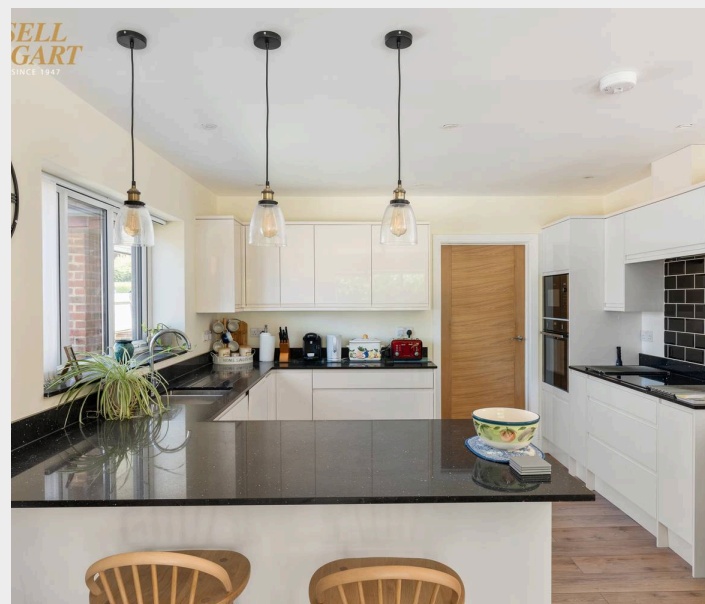
Utility: worktops with appliance spaces under, wall cupboards, recess for American style fridge/freezer. Part double glazed door to rear garden and **Rear Porch.**

Cloakroom/WC: white suite, low level WC, wash hand basin, half tiled walls, double glazed window.

Master Bedroom: double aspect, double glazed window's to front and side.

En-Suite Bath and Shower: white suite, panelled corner bath, low level WC, wash hand basin, twin headed shower, tiled walls and floor, double glazed window.

Council tax: F , Energy performance rating: B



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First Floor:

Landing: solid oak staircase. 2 Velux double glazed windows, galleried over hall, plant cupboard housing 'Buderus' heating system.

Guest Bedroom/Bedroom two: double glazed window to front.

En-Suite Shower: white suite, twin headed shower, low level WC, wash hand basin. Part tiled walls and splashbacks. Double glazed Velux.

Bedroom Three: double aspect, double glazed window to rear, double glazed Velux, hatch to loft.

Bedroom Four: Double glazed window to rear.

Family Shower Room: white suite, twin headed shower, low level WC, wash hand basin. Part tiled walls and splashbacks. Double glazed Velux.

Outside:

Drive: substantial pebble stone with parking for 4-5 cars.

Garage: electric roller door, personal door and lighting and power.

Gardens: patio with glass canopy over, lawns, timber shed and Summerhouse.

****Solar Panels for hot water.**



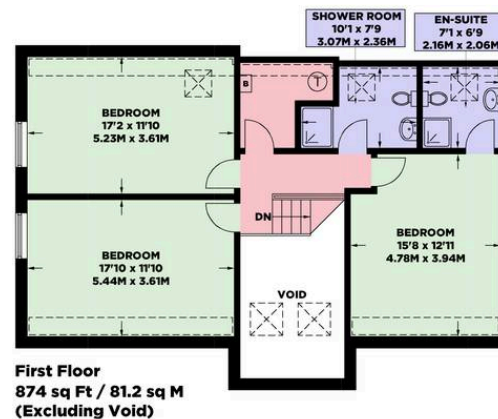
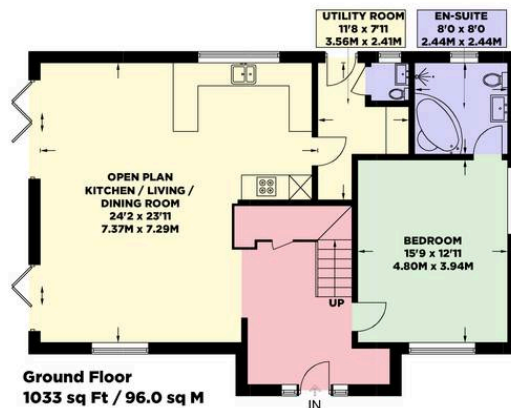
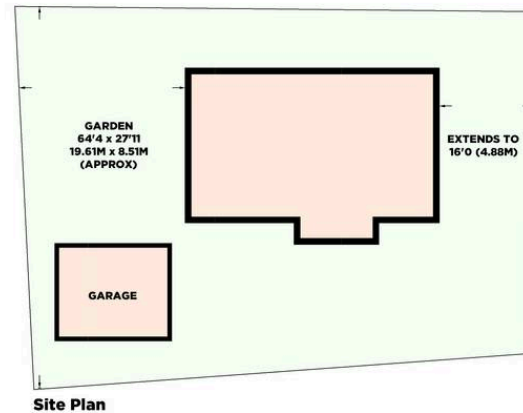
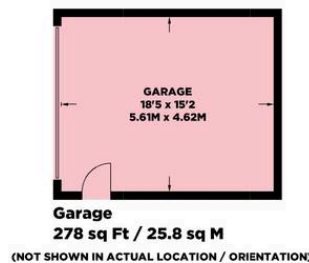
BEECH HOUSE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / VOID & GARAGE)

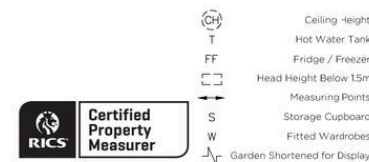
1801 sq ft / 167.3 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / GARAGE & EXCLUDING VOID)

2185 sq ft / 203.0 sq m



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Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.



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