



Berkeley Close, £260,000

- Five Bedrooms
- Semi-detached
- Off road parking
- Front and rear gardens
- Close to M4 motorway links
- EPC Rating: D



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About the property

A well-presented five bedroom semi-detached property, within the sought after area of Berkeley Close, Birchgrove. Situated with excellent links to the M4 Motorway and close to local schools and amenities. Benefitting from off road parking and front and rear gardens, making it the perfect family home!

Accommodation

Side Entrance Hall

UPVc part glazed door to the side of the property, oak flooring, carpeted staircase to the first floor, UPVc double glazed window to the front. Wooden glazed door leading through to Dining room.

Front Entrance Hall

UPVc double glazed door with side panel to the front of the property, tiled flooring, door leading through to living room, door to downstairs shower room, opening through to the dining room.

Living Room



14' 3" max x 14' 8" max (4.34m max x 4.47m max)

UPVc double glazed window to the rear, UPVc French door opening onto the front garden area.

Dining Room

11' 4" x 13' 5" (3.45m x 4.09m)

Floor to ceiling length UPVc windows to the rear fitted with vertical blinds overlooking the rear garden, continuation of the oak flooring from the side entrance hallway. Built in feature fireplace with marble effect hearth and brick surround. Built in storage cupboard.

Lounge

9' 1" max x 8' max (2.77m max x 2.44m max)

UPVc double glazed floor to ceiling window to the front of the property fitted with vertical blinds. Continuation of the oak flooring, opening through to the kitchen.

Kitchen

8' x 13' 5" (2.44m x 4.09m)

Wooden and glazed window and door to the rear leading to utility room. Range of matching wall and base units with laminate worktop over. Tiled floors and tiled splashbacks. 1 1/2 bowl sink with mixer tap. Built in eye level double oven and electric hob. Space and plumbing for washing machine and dishwasher. space for tumble dryer and large fridge freezer.

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Floorplan



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