



Edgehill Avenue, offers in excess of £350,000

- Three Large Double Bedrooms
- Larger Semi-Detached/Corner Plot
- Detached Garage/Double Driveway
- Downstairs Cloakroom/Toilet
- Walking Distance of Amenities
- Planning Permission Granted
- EPC Rating: C



 3  1  2



About the property

The property comprises porch, a bright and spacious entrance hall, downstairs cloakroom/toilet, a relaxing lounge/cinema room with wood burner, projector, surround sound and statement radiators, separate dining room and a 16ft kitchen to the ground floor.

Three double bedrooms and bathroom to the first floor. There is woodblock flooring to the ground floor with gas heating/combination boiler and double glazing, generous wrap around garden, double driveway and detached garage. Planning permission granted for a dorma conversion, double garage, new porch and internal approval to accommodate an open living space (plans available in branch).

Accommodation

Porch

Entrance Hall

Cloakroom/Wc

6' 6" x 5' 2" (1.98m x 1.57m)

Lounge

13' 6" x 10' 2" (4.11m x 3.10m)



Dining Room

13' 7" x 11' 2" (4.14m x 3.40m)

Kitchen

16' 5" x 7' 7" (5.00m x 2.31m)

Landing

Bathroom

11' 4" x 6' 1" (3.45m x 1.85m)

Bedroom One

13' 4" x 11' 11" (4.06m x 3.63m)

Bedroom Two

14' 6" max x 11' 11" (4.42m max x 3.63m)



Bedroom Three

11' 5" x 8' 5" (3.48m x 2.57m)

Outside

Front / Side / Rear Gardens

Detached Garage / Driveway

Note

Planning permission has been granted for demolition and re-build of the garage, new porch, hip to gable roof extension with rear dormer and front roof windows with cabrio style balcony for two bedrooms, shower room and walk in wardrobe.

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Floorplan



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