

Sycamore Crescent, £425,000

- EXTENDED SHOW HOME CONDITION
- CUL-DE-SAC LOCATION
- 5 BEDROOMS 3 RECEPTION ROOMS -STUDY
- COUNCIL TAX BAND E
- DRIVEWAY FOR MULTIPLE VEHICLES & GARAGE
- EPC Rating: C









About the property

SHOW HOME CONDITION - CUL-DE-SAC LOCATION - 5 BEDROOMS & STUDY - 3 RECEPTION ROOMS - LARGER THAN AVERAGE REAR GARDEN.

Situated in a quiet street, close to local amenities; parks, shops, popular school catchment, public transport routes, easy access to link roads leading to M4 corridor.

Accommodation

Entrance Hallway

Cloakroom

Study 14' max x 8' 11" max (4.27m max x 2.72m max)

Previously the garage, carpeted flooring, window to front.

Lounge 19' 8" max x 12' 7" max (5.99m max x 3.84m max)

Carpeted flooring, fireplace, large window.

Dining Room 19' 3" max x 11' 4" max (5.87m max x 3.45m max)

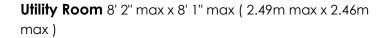
Laminate flooring, skylights, French doors to rear.

Kitchen 19' 7" max x 9' 2" max (5.97m max x 2.79m max)

Newly renovated kitchen with integrated appliances, tiled flooring, open plan to dining room.







Tiled flooring, space for washing machine and tumble drier, sink, door to side.

Snug 13' 5" max x 11' 5" max (4.09m max x 3.48m max)

Wood laminate flooring, two skylights.

Bedroom One 14' 4" max x 14' 1" max (4.37m max x 4.29m max)

Carpeted flooring. window, Juliet balcony.

Ensuite Shower Room Walk-in shower, W.C., wash hand basin, window.

Bedroom Two 12' 8" max x 9' 3" max (3.86m max x 2.82m max)

Carpeted flooring, window to front.

Bedroom Three 13' 4" $\max x$ 9' 2" \max (4.06m $\max x$ 2.79m \max)





Carpeted flooring, fitted storage, window to rear.

Bedroom Four 8' 4" $\max x$ 8' plus wardrobes (2.54m $\max x$ 2.44m plus wardrobes)

Carpeted flooring.

Bedroom Five 7' 8" $\max x$ 7' 5" $\max (2.34m \max x 2.26m \max)$

Carpeted flooring, window to rear.

Bathroom Window, W.C., wash hand basin, towel rail/radiator.

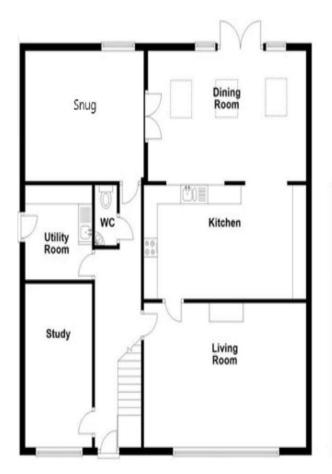
Outside Larger than average driveway for multiple vehicles.

Rear Garden Larger than average rear garden, lawn, patio area.

Garage Power, security doors to front.



Floorplan





Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let



