



St. Andrews Drive, offers over £450,000

- Four double bedroom detached house
- Self contained Annex
- Modern Kitchen with integrated appliances
- Highly sought after location
- Excellent transport links
- Deceptively spacious
- EPC Rating: C



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About the property

We are thrilled to present this impressive, detached house for sale. The property, in good condition, boasts a charming blend of style and comfort that is sure to appeal to a range of buyers, especially families.

One of the unique selling points of this property is its self-contained annex, offering an array of possibilities for use. The house features a generous four bedrooms and two bathrooms, providing ample space for a growing family or guests.

The property also benefits from having two kitchens. Whether you're an enthusiastic home cook or simply enjoy hosting family and friends, you'll appreciate the convenience this provides. The three reception rooms offer a wealth of space for relaxation and entertainment, ensuring a comfortable lifestyle.

The property is in a sought-after location with excellent public transport links, making commuting a breeze. Families will appreciate the proximity to local schools, and the amenities nearby cater to your everyday needs, adding to the appeal of this home.



Accommodation

Entrance Hallway

Ground Floor W.C/ Cloakroom

Entrance To Annex

Reception Room 3

16' 4" x 8' 9" (4.98m x 2.67m)
Fitted wardrobes

Annex Kitchen

10' 8" x 10' 5" (3.25m x 3.17m)
Enclosed Rear Garden

Longue

16' 1" x 11' 8" (4.90m x 3.56m)
Dining Room

11' 8" x 9' 2" (3.56m x 2.79m)
Kitchen

15' 4" x 10' 5" (4.67m x 3.17m)
Intergrated dishwasher

Utility Area

5' 6" x 5' 6" (1.68m x 1.68m)
Stairs Leading To First Floor

Bedroom One

11' 8" x 11' 5" (3.56m x 3.48m)
Ensuite

Bedroom Two

11' 5" x 11' 2" (3.48m x 3.40m)
Bedroom Three

15' 4" x 9' 2" (4.67m x 2.79m)
Bedroom Four

10' 8" x 9' 2" (3.25m x 2.79m)
Bathroom

Outside

Front- Driveway leading to garage and entrance
Rear- Enclosed rear garden with gated access to

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. The floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of the contract. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. www.focalagent.com



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