



## St. Andrews Drive, offers in excess of £425,000

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



 4
  2
  3





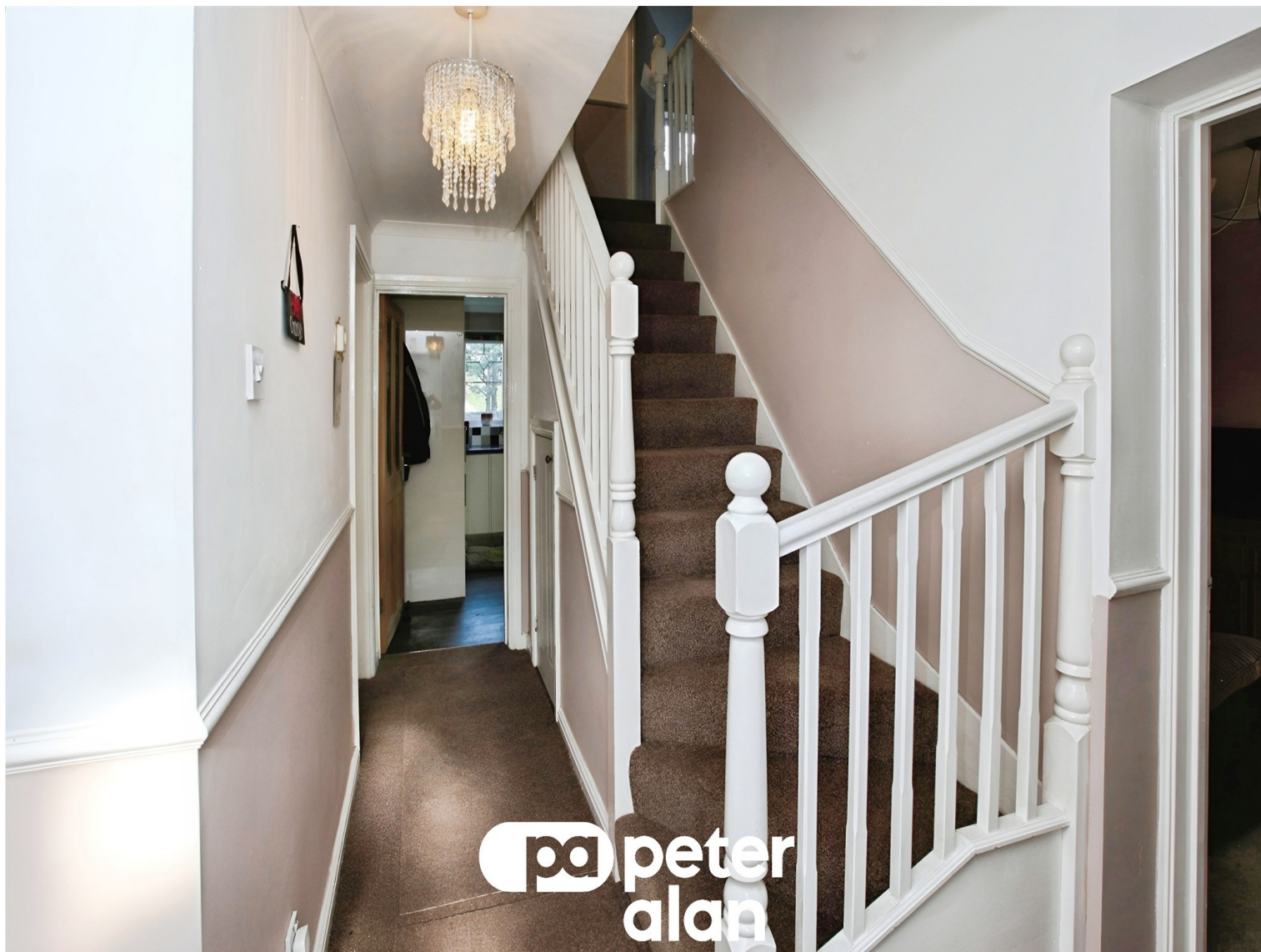
## About the property

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.



**pa** peter  
alan

## 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 )  
Fitted wardrobes

### Ensuite

### Bedroom Two

11' 5" x 11' 2" ( 3.48m x 3.40m )  
Fitted wardrobes

### Bedroom Three

15' 4" x 9' 2" ( 4.67m x 2.79m )  
Fitted wardrobes

### Bedroom Four

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



01495 231199

blackwood@peteralan.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. The dimensions, 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. For more information, please visit [www.focalagent.com](http://www.focalagent.com)



## Important Information

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