

Fabulous opportunity to buy your forever home in this popular residential area. This lovely three bedroom traditional style semidetached house already provides ample space to move straight into with the large entrance hall, lounge with bay window opening into the dining room and a separate good size fitted kitchen. Outside to the rear is a beautifully landscaped garden. Upstairs are the three bedrooms, bathroom and separate toilet. The front garden with private driveway leads to a large garage. Similar properties have been extended in various ways if more family living space is needed.

Entrance Porch

Entrance Hallway

Lounge 13'6 x 11'9 (4.11m x 3.58m)

Dining Room 12'0 x 10'8 (3.66m x 3.25m)

Kitchen 13'6 x 7'5 (4.11m x 2.26m)

Integral Garage 23'1 x 10'3 (7.04m x 3.12m)

First Floor Landing

Bedroom 1 13'6 x 11'0 (4.11m x 3.35m)

Bedroom 2 11'6 x 11'2 (3.51m x 3.40m)

Bedroom 3 7'1 x 6'8 (2.16m x 2.03m)

Bathroom 7'2 x 5'2 (2.18m x 1.57m)

Separate WC

Driveway

Rear Garden

















LOCATION FLOOR PLAN Beckfield Ln Ground Floor 694 sq.ft. (64.4 sq.m.) approx. 1st Floor 431 sq.ft. (40.0 sq.m.) approx. Almsford Rd Beckfield Ln Bedroom 11'6" x 11'2" 3.51m x 3.40m Dining Room 12'0" x 10'8" 3.66m x 3.25m Carr Junior School Enclosed Dog Exercise Field Bedroom 13'6" x 11'0" 4.11m x 3.35m Lounge 13'6" x 11'9" 4.11m x 3.58m Coople Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 1124 sq.ft. (104.5 sq.m.) approx. 84 Whilst every aftering has been made to ensure the accuracy of the flooplan contained here, measurement of doors, windows, rooms and any other tierns are approximate and no responsibility to taken for any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarante as to their operations of the down the room of the services, systems and applicance shown have not been tested and no guarante as to their operations of efficiency can be given. 71 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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