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Maidavale Crescent
CV3 6GB

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A SUPERIOR EXTENDED SEMI-DETACHED FAMILY HOME WITH A SUPER KITCHEN/DINER AND AN IMPRESSIVE LANDSCAPED REAR GARDEN.

This beautifully presented four-bedroom semi-detached home has been tastefully decorated and cleverly improved to provide more suitable family living.

Maidavale Crescent is firmly established as one of the most favoured locations in the city and is close to the train station, War Memorial Park and within easy reach to great local schools including being in the catchment area of one of the most desirable schools which is Finham Park School.

The house has gas fired central heating, double glazing and offers excellent family accommodation including a front lounge, a superbly extended kitchen/dining /family room with Bi-fold doors leading you out to the beautiful garden. The fully fitted modern kitchen has granite worktops with a feature island and integrated appliances. This amazing home also benefits from a useful utility, a W/C and access to the integral garage.

On the first floor you will find a luxury family bathroom and four generously sized double bedrooms with three of the bedrooms featuring built in wardrobes.

The loft space is impressive with certain further potential to extend should it ever be required (Subject to planning consent)

Outside there is a block paved driveway providing parking for several cars, access to a garage and to the rear is a much larger than average fully enclosed mature garden with patio areas ideal for entertaining.



selling quality
property since 1995









Dimensions

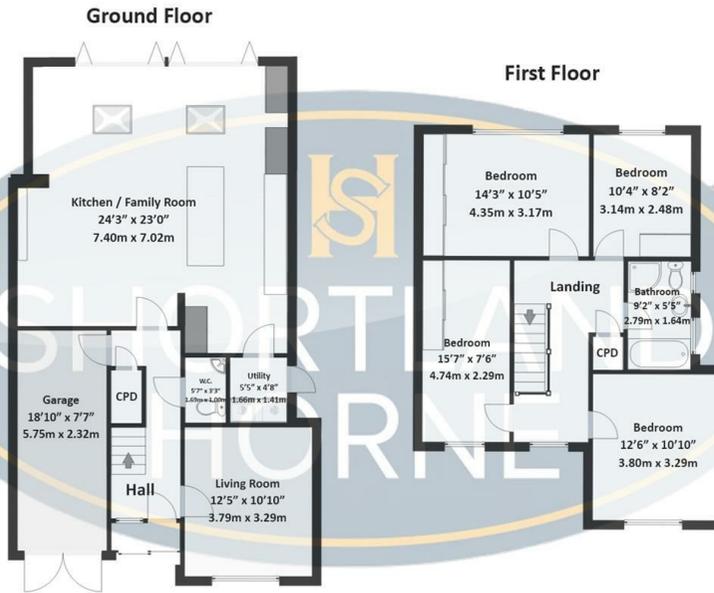
GROUND FLOOR	Bedroom Three
Porch	4.75m x 2.29m
Hallway	Bedroom Four
Living Room	3.15m x 2.49m
3.78m x 3.30m	Bathroom
Kitchen/Family Room	2.79m x 1.65m
7.39m x 7.01m	
Utility	
1.65m x 1.42m	
W/C	
1.70m x 0.99m	
Garage	
5.74m x 2.31m	
FIRST FLOOR	
Bedroom One	
4.34m x 3.18m	
Bedroom Two	
3.81m x 3.30m	



Floor Plan

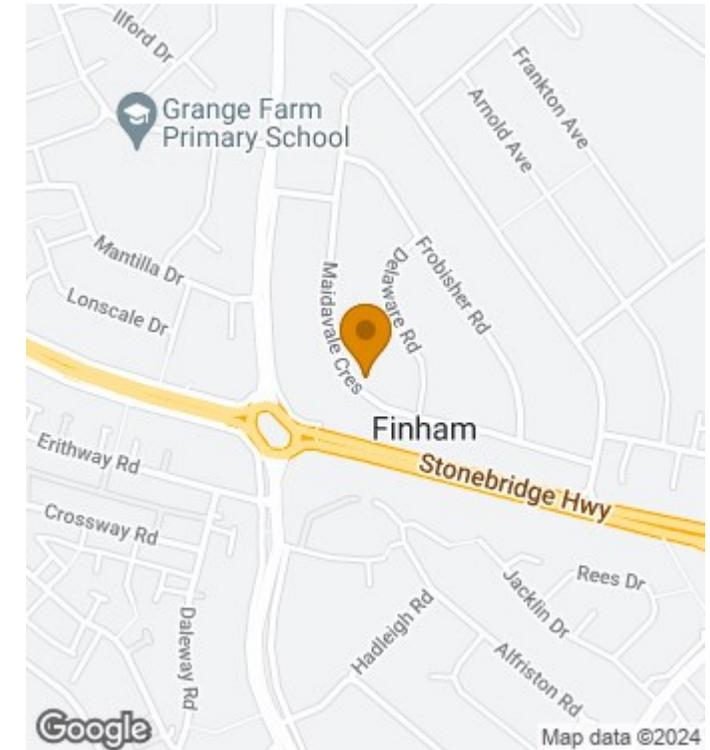


Total Living Area 139.78 square metres / 1505 square feet (excludes garage)



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Location Map



Total area: 1505.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
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Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
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EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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