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Maidavale Crescent  
CV3 6GB

# Maidavale Crescent

## CV3 6GB

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**

4.75m x 2.29m

**Porch**

**Hallway**

**Bedroom Four**

3.15m x 2.49m

**Living Room**

3.78m x 3.30m

**Bathroom**

2.79m x 1.65m

**Kitchen/Family Room**

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**

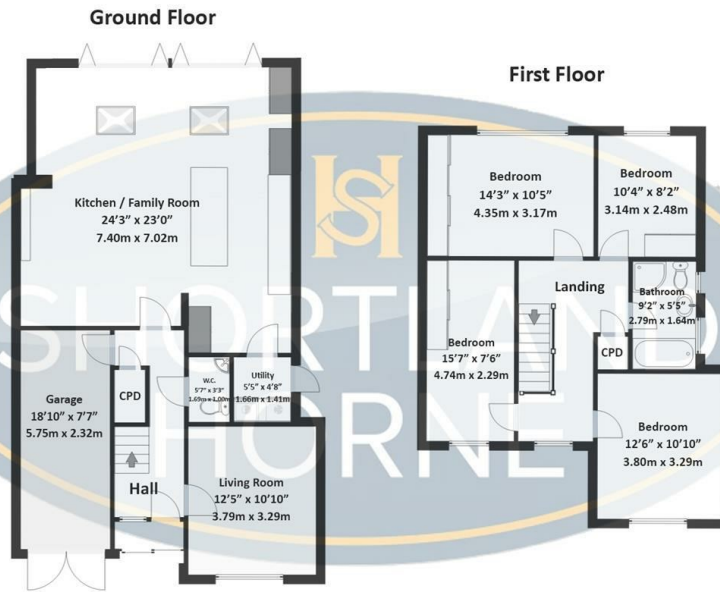
3.81m x 3.30m



# Floor Plan

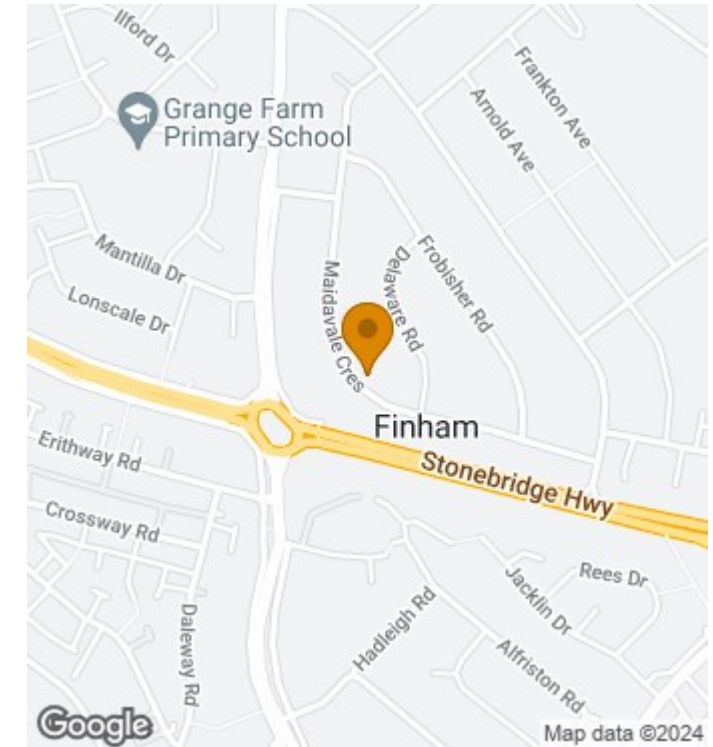


Total Living Area 139.78 square metres / 1505 square feet (excludes garage)



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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.  
**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.  
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
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Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# EPC

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



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