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Anchorway Road
CV3 6JH

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Shortland Horne are proud to market this stunning, recently extended & renovated three bedroom semi-detached family home, nestled in the highly regarded residential location of Anchorway Road, Finham.

Anchorway Road is situated to south of the City and is conveniently positioned within easy access to both Finham Park schools, local shops and amenities.

This stunning property showcases an exquisite blend of modern design and functionality and has recently been renovated to a high standard, making this an ideal family home in a sought after location.

In brief, this beautiful accommodation comprises of: Storm porch, entrance hall with doors leading out to a grand 25ft Extended Kitchen/Dining room with superior breakfast island with quartz worktops, two lanterns, double oven and five ring induction hob, boiling water tap as well as wine cooler, separate utility with space for further appliances and matching quartz worktops. The flooring throughout the kitchen, hallway, utility and Study is Italian Porcelain. Following from this you will find a lounge with feature log burner offering ample space and natural light with original solid oak parquet flooring. The ground floor also benefits from a further study/playroom and W/C.

The first floor accommodation comprises of: Two generously appointed double bedrooms offering ample room for relaxation and large windows and a further single bedroom with barbour wool carpet. Bedroom one benefits from fitted wardrobes. You will also find a modern family bathroom.

Externally to the front of the property you will find a large block paved driveway providing ample car parking with direct access to the garage with electric key fob to open. There is also a private enclosed rear garden.

Shortland Horne strongly recommend an internal inspection to fully appreciate all that this wonderful property has to offer.



selling quality
property since 1995









Dimensions

Storm Porch

Entrance Hall

Lounge

3.43m x 3.36m

Kitchen/Diner

7.81m x 5.62m (max)

Study

3.09m x 2.56m

Utility Room

WC

FIRST FLOOR

Bedroom One

3.38m x 3.25m

Bedroom Two

3.33m x 3.23m

Bedroom Three

2.36m x 1.80m

Bathroom

Garage

3.99m x 2.18m



Floor Plan



Total area: 1216.00 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

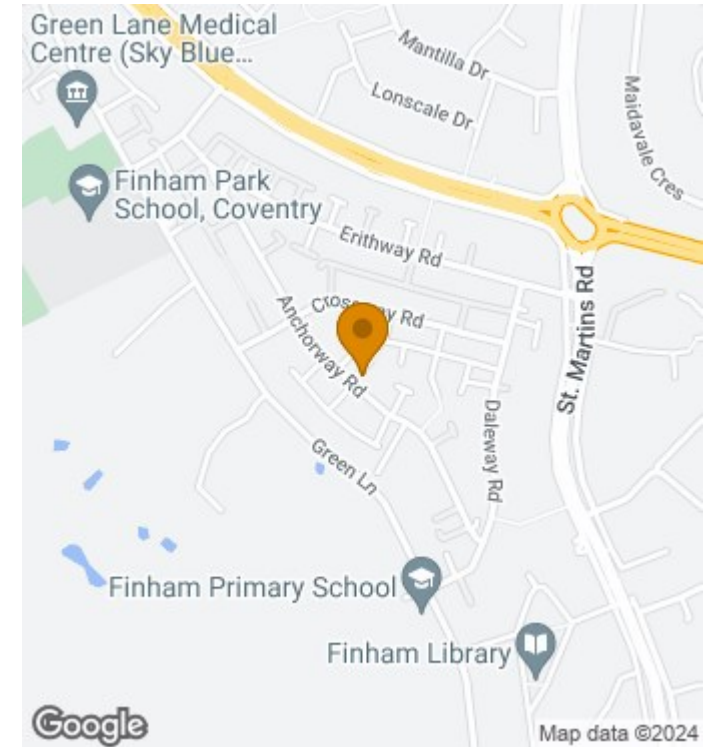
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

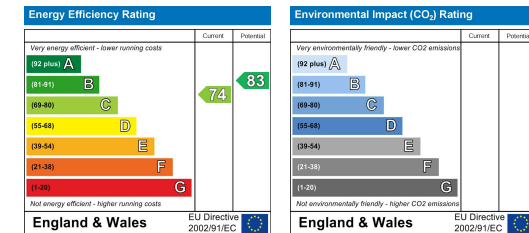
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

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.

Location Map



EPC



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