



SHORTLAND
HORNE

Trusted
Property Experts



Old Mill Avenue
Cannon Park CV4 7DY



SHORTLAND
HORNE

Old Mill Avenue

CV4 7DY

* WELL APPOINTED 4 BEDROOM DETACHED BUNGALOW WITH NO ONWARD CHAIN * ENJOYING A PROMINENT CORNER POSITION * EXTENSIVELY REFURBISHED & IMMACULATELY PRESENTED * SOUGHT AFTER RESIDENTIAL LOCATION * WALKING DISTANCE OF CANNON PARK SHOPPING CENTRE * PRINCIPAL BEDROOM WITH ENSUITESHOWER ROOM * DIRECT ACCESS INTEGRAL DOUBLE GARAGE * WRAP AROUND LAWN GARDENS * VIEWING HIGHLY RECOMMENDED

Shortland Horne are delighted to be marketing For Sale this immaculately presented 4 Bedroom Detached Bungalow enjoying deceptively spacious well planned accommodation. The bungalow enjoys a prominent corner position with well laid out lawn gardens to all sides with viewing highly recommended to fully appreciate this impressive property.

The bungalow has gas central heating together with upvc sealed unit double glazed windows and having new fascias and soffits and immaculately presented throughout.

The property incorporates Reception Hall, Cloakroom, Attractive lounge with patio doors through to the brick built double glazed Conservatory, Dining Room, Fitted Kitchen with integrated appliances including hob, oven with microwave, fridge freezer, dishwasher and washing machine, 4 Bedrooms with the principal bedroom having an ensuite shower room and the fourth bedroom currently a study, Principal Bathroom with separate shower cubicle.

The bungalow enjoys direct access via brick pavior driveway providing ample car parking to the double width integral garage with electric up and over doors and laundry room behind and outdoor brick store.

We strongly recommend an internal inspection of this most impressive 4 bedroom bungalow to be fully appreciated.









Dimensions

ENTRANCE HALLWAY

UTILITY ROOM

CLOAKROOM

GARDEN STORE

LIVING ROOM

5.21m x 5.26m

CONSERVATORY

DINING ROOM

3.96m x 3.48m

KITCHEN

3.63m x 3.94m

INNER HALLWAY

BATHROOM

BEDROOM ONE

5.08m including bay x
3.35m

ENSUITE

BEDROOM TWO

3.40m x 2.97m

BEDROOM THREE

3.40m x 2.95m

BEDROOM FOUR

2.84m x 1.93m

OUTSIDE

DOUBLE GARAGE

 shortland-horne.co.uk

GROUND FLOOR
2005 sq.ft. (186.3 sq.m.) approx.

Floor Plan



TOTAL FLOOR AREA: 2005 sq.ft. (186.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Total area: 2005.00 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

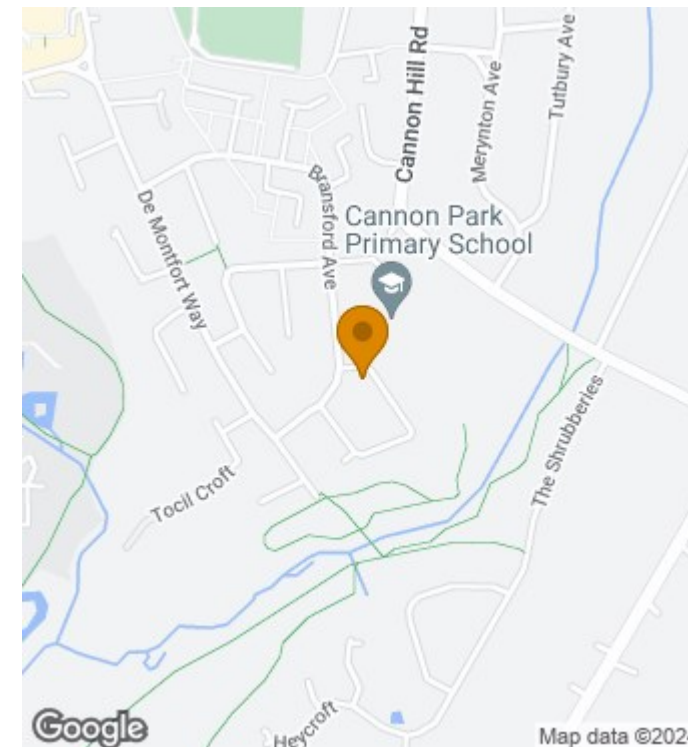
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

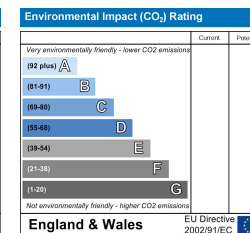
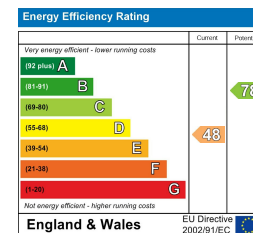
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



Trusted
Property Experts

📞 02476 222 123

✉️ sales@shortland-horne.co.uk

🌐 shortland-horne.co.uk

📧 @ShortlandHorne

📍 Shortland-Horne