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Property Experts



Moat Avenue
Finham CV3 6BS

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This lovely four bedroom semi-detached family home is located on one of Finham's prime roads, Moat Avenue. The property is within walking distance of local shops, amenities and is located within the Finham Park School catchment area, rated outstanding by Ofsted.

The ground floor offers a large entrance hallway with doors leading off to a spacious lounge with a feature gas fire place and a bay window over looking the front garden, a dining room which runs out to a sitting room overlooking the rear garden. There is a fully fitted kitchen with space for appliances, a utility room and a study.

On the first floor you will find a family bathroom, two double bedrooms with fitted wardrobes and a single bedroom.

A staircase leads you up to the second floor which boasts a further double bedroom, eaves storage and an en-suite with a shower.

Outside to the front of the property is a block paved driveway ideal for two vehicles and to the rear is a well designed garden with a fantastic garden room and an outdoor office ideal for hybrid workers.



selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

3.71m x 3.63m

Dining Room

3.33m x 3.28m

Sitting Room

3.73m x 2.92m

Kitchen

4.34m x 2.31m

Utility Room

Study

3.84m x 1.85m

FIRST FLOOR

Bedroom One

3.76m x 2.72m

Bedroom Two

3.45m x 2.84m

Bedroom Three

2.13m x 2.11m

Bathroom

SECOND FLOOR

Bedroom Four

4.47m x 3.71m

Shower Room

Eaves Storage

OUTSIDE

Garden Room

4.52m x 2.82m

Shed

3.53m x 3.00m

Floor Plan



Total area: 1652.00 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

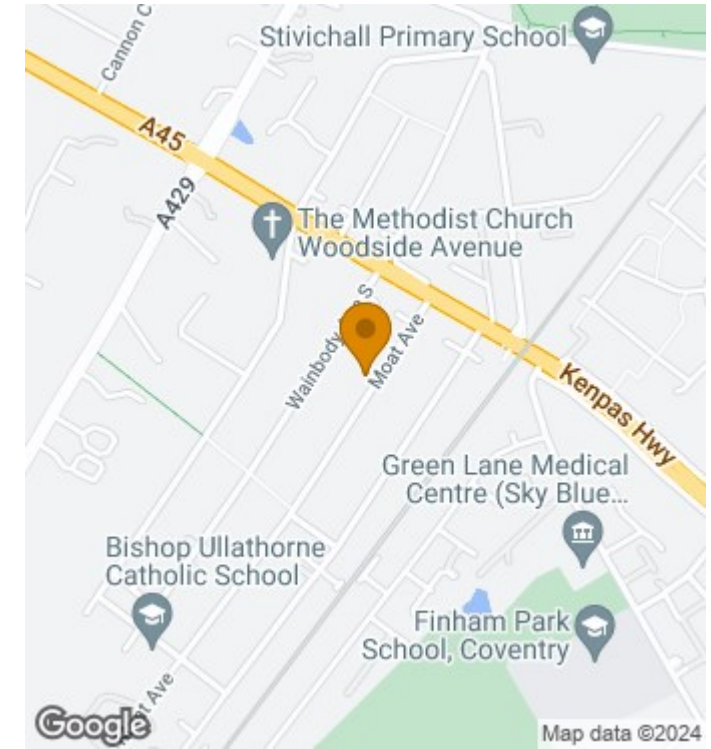
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

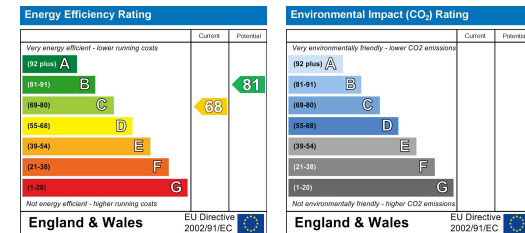
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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