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Arnold Avenue
CV3 5LX

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THIS MUCH LOVED EXTENDED DETACHED FAMILY HOME WITH A DELIGHTFUL LARGE LANDSCAPED GARDEN AND SHARED OVER 1550sqft OF LIVING SPACE.

Arnold Avenue is firmly established as one of the most favoured locations in the city, it's positioned close to the train station, War Memorial Park and within easy reach to Finham Park School.

The house has gas fired central heating and newly fitted double glazing. This delightful property would be ideal for the growing family with the ground floor offering a porch, an entrance hallway with doors leading off to a 23ft lounge with a feature gas fire, a dining room/sun room with French doors opening out to the rear garden, a fully fitted breakfast kitchen with an integrated oven, gas hob, a dishwasher and space for further useful appliances. There is also a very useful utility room and a W/C.

On the first floor you will find a family bathroom with a bath and separate shower and four bedrooms three in which are doubles and the other being a single bedroom.

To the front of the property there is a block paved driveway providing parking for several vehicles with access to the garage. The rear is fully enclosed mainly laid to lawn with a patio area ideal for entertaining. We strongly recommend an early inspection; the house is an exceptional example of its type.

selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge

7.14m x 3.76m

Dining Room/Sun Room

4.45m x 2.57m

Kitchen/Breakfast Room

5.33m x 4.55m

Utility Room

W/C

FIRST FLOOR

Bedroom One

3.33m x 3.33m

Bedroom Two

3.68m x 3.33m

Bedroom Three

3.61m x 2.51m

Bedroom Four

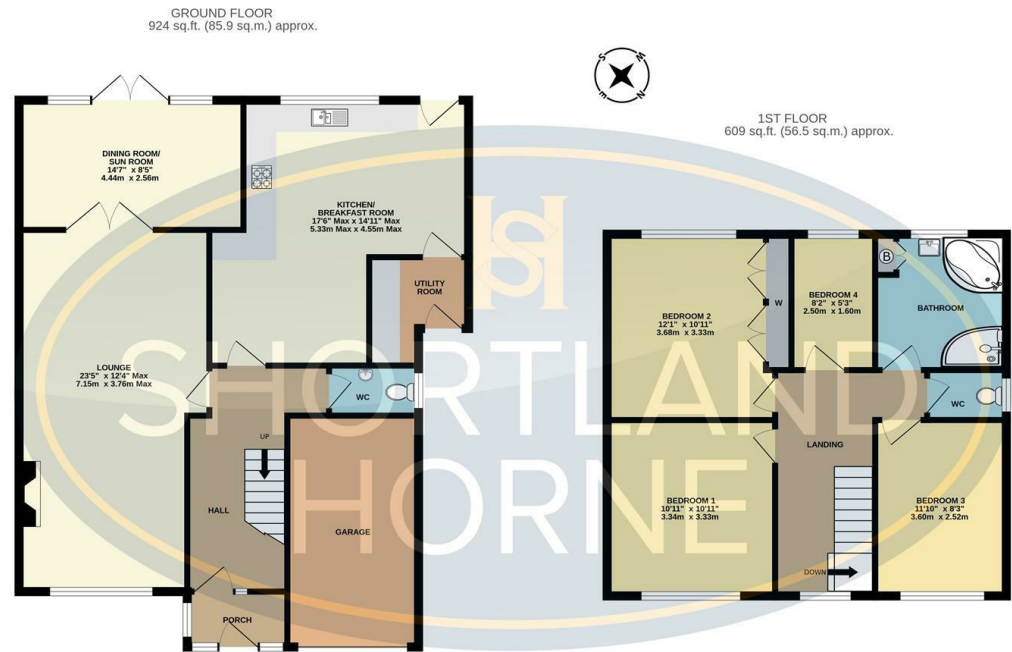
2.49m x 1.60m

Bathroom

W/C

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Floor Plan



TOTAL FLOOR AREA: 1533 sq.ft. (142.4 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.
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Total area: 1533.00 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.

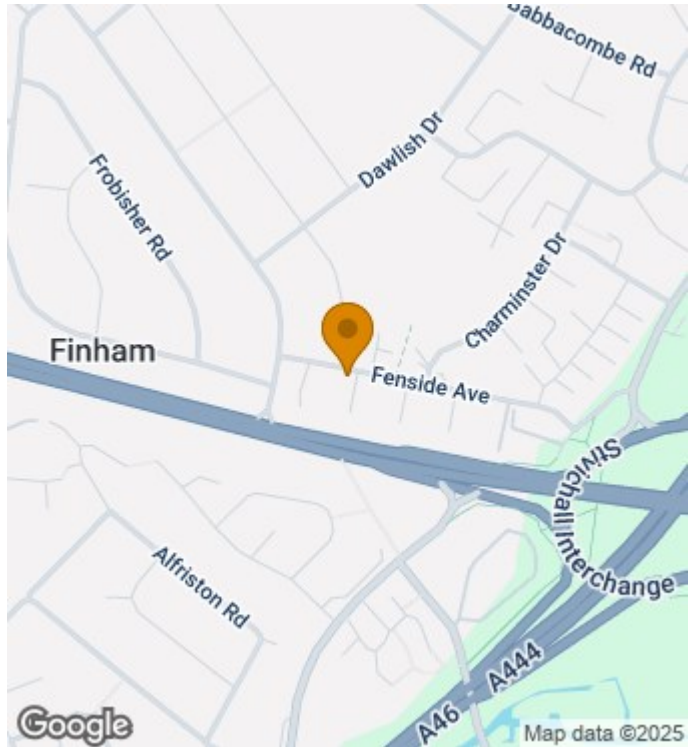
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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

