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Property Experts



Moat Avenue  
Finham CV3 6BT



## Moat Avenue CV3 6BT

This extended semi-detached house is a credit to the present owners which has been finished to a very high standard offering a perfect blend of modern living and spacious comfort with four well-proportioned bedrooms, including a master ensuite complete with an shower room. This property is ideal for families seeking both space and convenience within walking distance of excellent local primary, junior & secondary schools as well walking distance of the War Memorial park.

The ground floor features a versatile study that can easily serve as a fifth bedroom, providing flexibility to suit your lifestyle needs. The heart of the home is undoubtedly the extended full-width fitted kitchen, which seamlessly integrates with an open-plan dining and sitting area. This design creates a warm and inviting space, perfect for entertaining guests or enjoying family meals with slot in 7 ring gas cooker surrounded by dark navy blue fronted units with integrated microwave & dishwasher central isle with breakfast bar and lighting.

In addition to the generous downstairs living spaces, the property boasts four well proportioned bedrooms one with ensuite and one having dressing/ study area., ensuring ample facilities for all residents. The family bathroom enjoys a contemporary four piece suite with feature oval bath and separate shower cubicle. For those with electric vehicles, direct access parking is available, complete with an electric car charger, making this home not only stylish but also environmentally friendly.

The private fully fenced rear garden enjoys a decked patio terrace with artificial lawn to the large summerhouse/ gym.

This property is a rare find in a sought-after location whether you are looking to settle down in a family-friendly neighbourhood or seeking a home that accommodates a busy lifestyle, this semi-detached house on Moat Avenue is sure to impress. Don't miss the opportunity to make this wonderful property your new home.

selling quality  
property since 1995















## Dimensions

ENTRANCE HALL

BAY WINDOWED

LOUNGE

4.61 x 3.62

EXTENDED OPEN

PLAN KITCHEN /  
DINING LIVING ROOM

6.41 x 5.56

CLOAKROOM

BOILER / UTILITY  
ROOM

STUDY/ BEDROOM 5

5.34 x 1.82

LANDING

BEDROOM ONE

3.98 x 3.86

ENSUITE SHOWER  
ROOM

BEDROOM TWO

3.51 x 3.48

BEDROOM THREE

3.50 x 3.48

BEDROOM FOUR

4.00 x 2.79

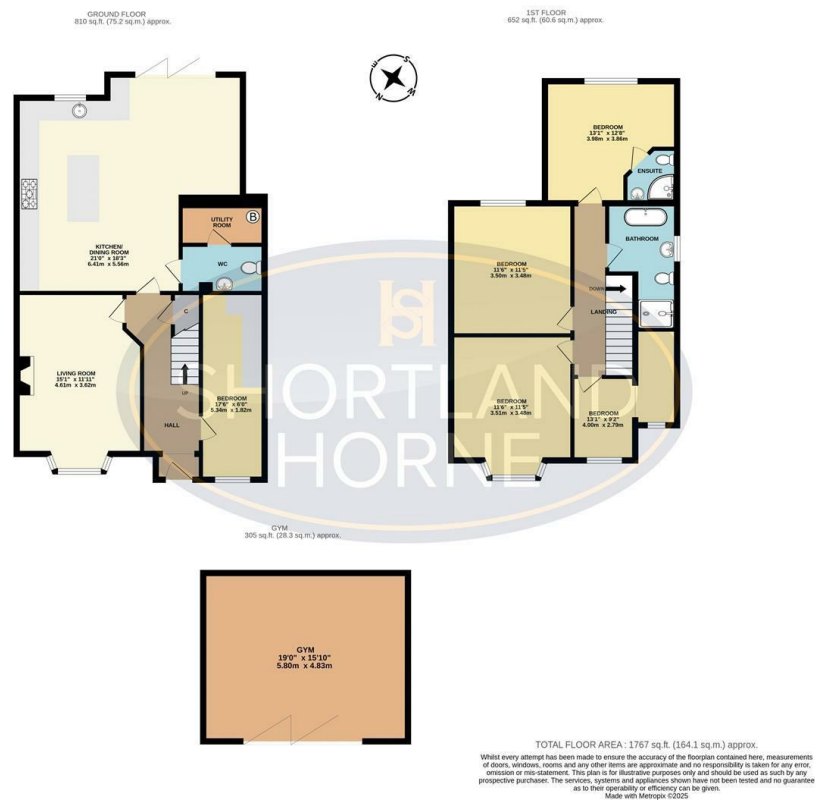
REFURBISHED FAMILY  
BATHROOM WITH  
SHOWER CUBICLE

DOUBLE WIDTH  
DRIVE WITH  
ELECTRIC CAR  
CHARGER

SUMMERHOUSE/GYM  
WITH POWER &  
LIGHTING

VIEWING HIGHLY  
RECOMMENDED

Floor Plan



Total area: 1767.00 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

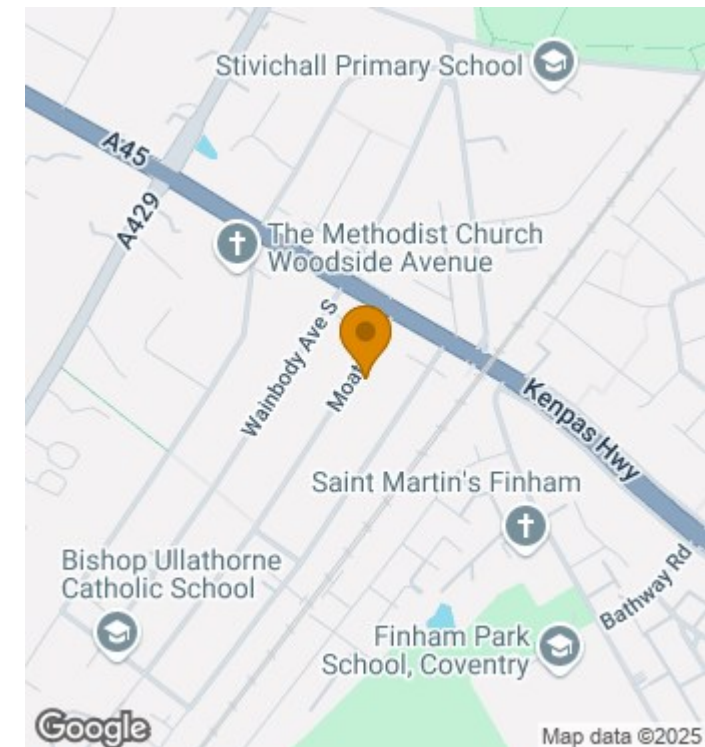
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

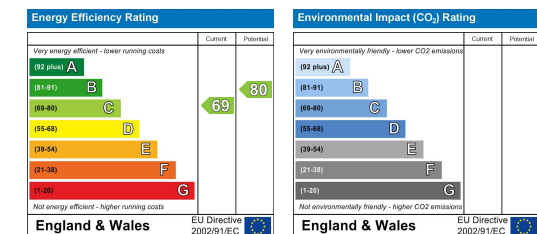
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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