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Property Experts



Alfriston Road
Finham CV3 6FH

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* EXTENDED 3 BEDROOM SEMI * NO UPWARD CHAIN *
EXCELLENT SCOPE TO EXTEND TO THE SIDE & REAR
ELEVATION SUBJECT TO PLANNING PERMISSION * WITHIN
WALKING DISTANCE OF EXCELLENT LOCAL SCHOOLS *
FRONT & GOOD SIZED ESTABLISHED FAMILY GARDEN

Nestled on Alfriston Road to the south side of the city, this extended three-bedroom double bayed semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a charming bay-windowed through lounge, which creates a warm and inviting atmosphere, perfect for both relaxation and entertaining guests with patio doors leading out to the established private family rear garden.

With three well-proportioned bedrooms, there is ample space for comfortable living. The layout is practical and functional, making it easy to adapt to your personal style. The property also features an extended fitted kitchen with split level hob, oven, fridge/freezer and dishwasher through to the rear utility/ lobby having washing machine and to the cloakroom.

One of the standout features of this home is the direct access to an attached brick garage, providing secure parking and additional storage options and the excellent scope for extension to the side and rear elevation subject to planning permission allowing you to create your dream living space tailored to your needs.

Importantly, this property is offered with no upward chain, making the buying process straightforward and hassle-free. Whether you are looking to settle down in a family-friendly neighbourhood, this house on Alfriston Road is certainly worth considering. Don't miss the chance to make this delightful property your new home.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

THROUGH LOUNGE/
DINING ROOM

7.47 x 3.64

EXTENDED KITCHEN

6.02 x 2.30

REAR UTILITY /
LOBBY

CLOAKROOM

LANDING

BEDROOM ONE

3.67 x 3.29

BEDROOM TWO

3.72 x 3.47

BEDROOM THREE

2.66 x 2.02

FULLY TILED
SHOWER ROOM WITH
SEMI CIRCULAR
CUBICLE

DIRECT ACCESS
ATTACHED BRICK
BUILT GARAGE



Floor Plan



Total area: 1103.00 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.

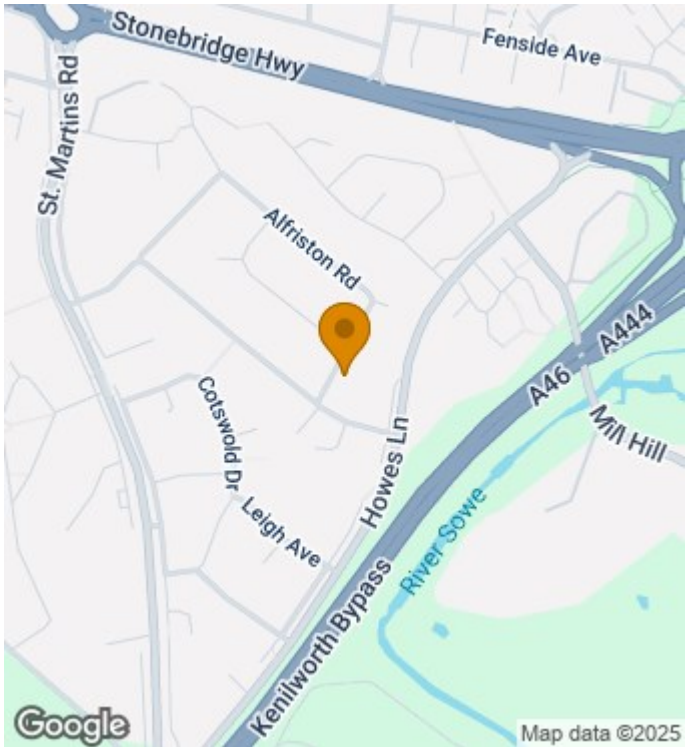
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

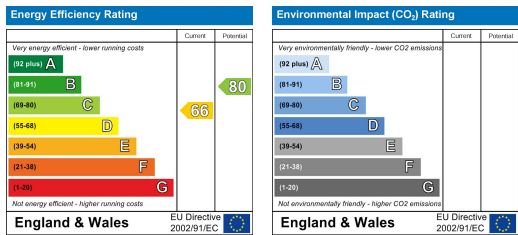
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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