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Olton Avenue
Eastern Green CV5 7FX

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* 2 BEDROOM DETACHED BUNGALOW WITH ENSUITE SHOWER ROOM TO PRINCIPAL BEDROOM * PLEASANT RESIDENTIAL ROAD * RFTTED KITCHEN * FAMILY BATHROOM * DIRECT ACCESSS AMPLE CAR PARKING TO DOUBLE WIDTH BRICK BUILT GARAGE * NO UPWARD CHAIN

Nestled on Olton Avenue, Eastern Green, this deceptively spacious detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, including a principal suite complete with an ensuite shower room, this property is ideal for those seeking a tranquil living space.

The bungalow boasts a generous reception through lounge room inviting natural light, creating a warm and welcoming atmosphere. The extended layout includes a delightful brick-built double glazed dining / conservatory, perfect for enjoying meals whilst overlooking the private lawn garden with patio terrace. This versatile space can also serve as a relaxing retreat or a vibrant area for entertaining guests.

The property is set back from the road, featuring a sweeping drive that provides ample parking for multiple vehicles, leading to a double-width garage. with remote control up & over door. This is a significant advantage for families or those with multiple cars, ensuring convenience and ease of access.

One of the standout features of this bungalow is the absence of an upward chain, allowing for a smooth and straightforward purchasing process. Whether you are a looking to downsize, or seeking a peaceful retreat, this property presents an excellent opportunity to create a home tailored to your needs.

In summary, this extended two-bedroom detached bungalow on Olton Avenue is a rare find, combining spacious living areas, modern conveniences, and a prime location. Do not miss the chance to make this delightful property your own..

selling quality
property since 1995









Dimensions

STORM PORCH
ENTRANCE

ENTRANCE HALL

THROUGH LOUNGE
5.50 x 3.60

BRICK BUILT
DOUBLE GLAZED
DINING/
CONSERVATORY
2.98 x 5.12

FITTED KITCHEN
3.29 x 2.20

UTILITY ROOM

BEDROOM ONE
3.29 x 3.27

ENSUITE SHOWER
ROOM
2.00 x 2.34

BEDROOM TWO
4.16 x 3.21

BATHROOM
2.00 x 2.33

DIRECT ACCESS
DOUBLE WIDTH
BRICK BUILT GARAGE
6.37 x 5.39

SWEEPING DRIVE
PROVIDING AMPLE
CAR PARKING

FRONT & ENCLOSED
FULLY FENCED REAR
GARDEN

VIEWING HIGHLY
RECOMMENDED
WITH NO UPWARD
CHAIN

Floor Plan



Total area: approx. 124.4 sq. metres (1338.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1338.00 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

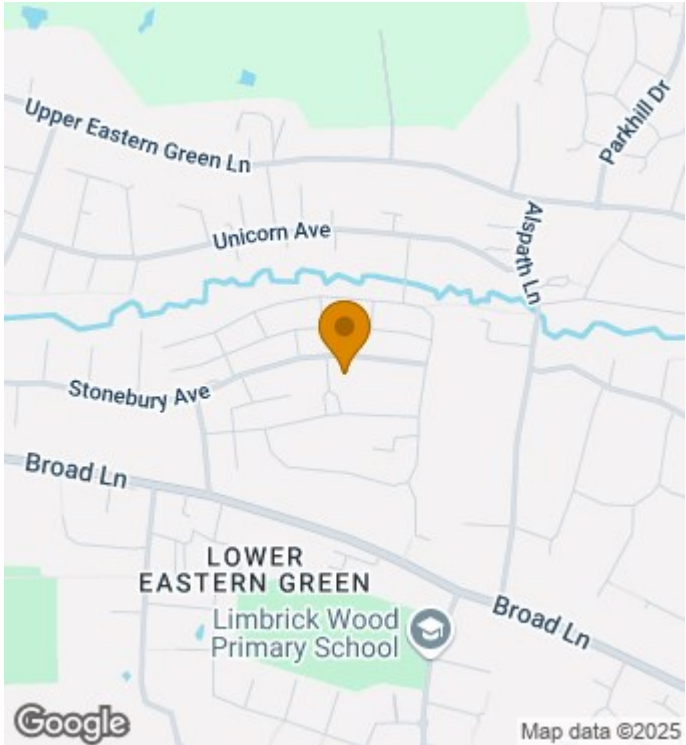
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

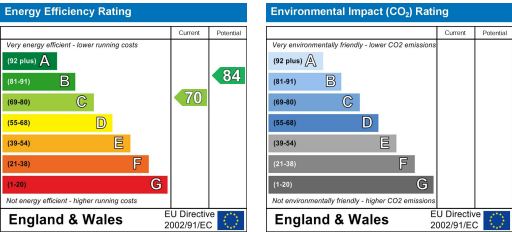
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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