



## Asking Price £325,000

Welcome to this stunning four-bedroom townhouse in Barlow Gardens, Beacon Park, offering a perfect blend of modern living and convenience. The ground floor features a spacious hallway with storage and garage access, a WC, and a modern kitchen/dining room with Neff appliances, leading to a low-maintenance rear garden. The first floor includes an L-shaped lounge, a contemporary shower room, and two bedrooms. The second floor boasts two double bedrooms, with the master enjoying a luxurious ensuite with a built-in TV, which can also be accessed via the main landing. Outside, there's driveway parking and a level enclosed rear garden. This exemplary family home is offered with no onward chain, providing a fantastic opportunity in this sought-after location.

## Barlow Gardens, Beacon Park, PL2 2SJ

### Accommodation Comprises

Welcome to this stunning four-bedroom family townhouse, nestled in the highly desirable location of Barlow Gardens, Beacon Park. Boasting proximity to local schools and amenities, this immaculate property offers a perfect blend of modern living and convenience.

As you step inside, you are greeted by a spacious hallway adorned with ample storage and internal access to the garage, which is not only convenient but also benefits from power and lighting. The ground floor also features a downstairs WC and a spacious, modern fitted kitchen/dining room equipped with top-of-the-line Neff appliances. The kitchen opens up to a level, low-maintenance rear garden, providing a perfect space for outdoor enjoyment and relaxation.

The first floor of this well-appointed townhouse hosts a generously sized L-shaped lounge, a contemporary shower room, a comfortable double bedroom, and an additional single bedroom currently utilised as a study. The thoughtfully arranged living spaces ensure both functionality and aesthetic appeal.

On the second floor, you'll discover two expansive double bedrooms, with the master bedroom enjoying the luxury of a four-piece en-suite bathroom, which can also be accessed via the landing. The master bathroom is a true retreat, featuring a built-in TV for added indulgence. The attention to detail in the design and layout of this home is evident throughout.

Outside, the property boasts driveway parking to the front, providing convenience for residents and guests alike. The level enclosed rear garden offers a private sanctuary for outdoor activities and gatherings.

This property is not only an exemplary family home but is also presented to the market with the added advantage of no onward chain. Don't miss the opportunity to make this beautifully maintained townhouse your new family haven in the sought-after Barlow Gardens.

### Ground Floor

**Kitchen/Dining Room**  
4.3m (14'1") x 3.7m (12'2")

### Downstairs WC

**Integral Garage**  
4.79m (15'9") x 2.21m (7'3") Plus Recess

### First Floor

**Lounge**  
4.79m (15'9") Max x 4.3m (14'1")

### Shower Room

**Bedroom Three**  
3.27m (10'9") x 2.33m (7'8")

**Bedroom Four/Study**  
2.27m (7'5") x 1.87m (6'2")

### Second Floor

**Bedroom One**  
4.3m (14'1") x 3.32m (10'11")

**En - Suite Bathroom**  
2.78m (9'1") x 2.21m (7'3")

**Bedroom Two**  
4.3m (14'1") x 3.17m (10'5")

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

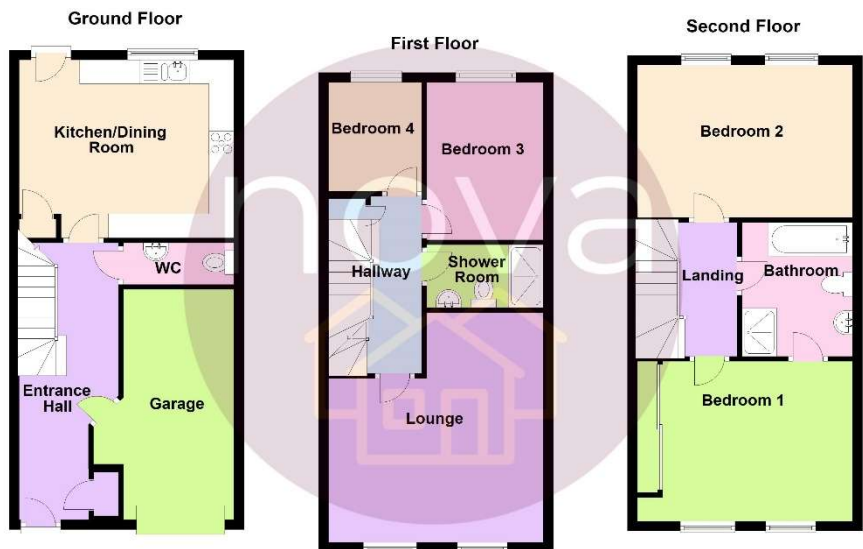






Energy Efficiency Rating	
Current	Potential
A	86
B	77
C	
D	
E	
F	
G	

England & Wales EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

