



MARVINS
ESTATE AGENTS



39 GREEN LANE, MEDHAM VILLAGE, PO31 8QG

£475,000

A detached four bedroom family home located in a cul-de-sac position within popular Medham. This home occupies a large plot with lots of parking to the front and access to the detached garage. Rear gardens again of a good size back on to a copse at the rear. Ground floor accommodation includes a spacious Lounge, Conservatory and Kitchen Diner. The Master Bedroom to the first floor has an en-suite Shower Room and there is a family Bathroom. Double glazing and gas heating installed. Offering potential for some updating and offered chain free, viewing for this property is by appointment.

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Panelled and part glazed front door to:

ENTRANCE HALL

Radiator. Stairs to upper floor off. Under stairs storage cupboard. Built in cloaks/storage cupboard.

CLOAKROOM

Radiator. Low level WC and pedestal wash basin.

LOUNGE

14'8" x 20'5" (4.47m x 6.22m)

Twin glazed doors from Hall. Two radiators. Double aspect room and double glazed windows including bow window and feature fireplace with real flame gas effect gas fire. Television aerial point. Double glazed patio doors to:

CONSERVATORY

13'7" x 11'1" (4.14m x 3.38m)

Dwarf wall with double glazed windows. Double glazed French Doors to patio and gardens. Tiled floor. Radiator.

KITCHEN/DINER

20'5" x 7'10" (6.22m x 2.39m)

Radiator. Double glazed window. Range of floor and wall cupboards with bevel edged worktops over. Stainless steel sink unit with mixer tap over. Gas hob and extractor filter over. Built in oven with grill. Integrated dish washer and fridge. Door to:

UTILITY ROOM

6'4" x 7'6" (1.93m x 2.29m)

Fitted floor cupboard and wood work top. Butler sink with mixer tap over. Radiator. Beko washing machine. Glow worm gas boiler. Radiator. Door to rear garden.

On the First Floor

GALLERIED LANDING AREA

Loft access. Built in airing cupboard housing hot water tank.

BEDROOM ONE

12'10" x 12'1" in to cupboard space (3.91m x 3.68m in to cupboard space)

Radiator. Double glazed window. Fitted wardrobe cupboard and drawer unit. Door to:

ENSUITE SHOWER ROOM

Large tiled shower cubicle, pedestal wash basin, low level WC. Heated towel rail.

BEDROOM TWO

12'8" x 7'11" (3.86m x 2.41m)

Radiator. Double glazed window. Freestanding wardrobe cupboard.

BEDROOM THREE

7'10" x 9'7" (2.39m x 2.92m)

Radiator. Double glazed window.

BEDROOM FOUR

10'5" x 7'4" (3.18m x 2.24m)

Radiator. Double glazed window.

BATHROOM

Panelled bath with shower over. Pedestal wash basin and low level WC. Towel rail/radiator. Double glazed window. Tiled walls.

OUTSIDE

Good size plot with brick paved driveway and car hardstanding leading to detached garage 14'7" x 16' with up and over door and power and light. Open plan style front gardens. Rear garden mainly laid to lawn, variety of mature Trees, shrubs and plants. Ornamental Pond, Timber garden chalet and tool shed. Greenhouse. Borders on to copse. at the rear. Large paved patio accessed from the rear of the house.

TENURE

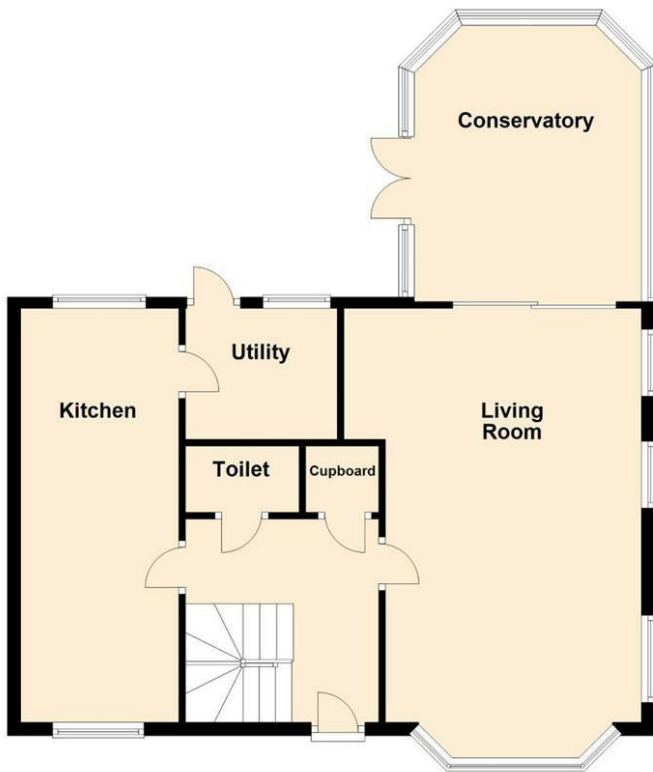
This property is Freehold. Council tax band E.



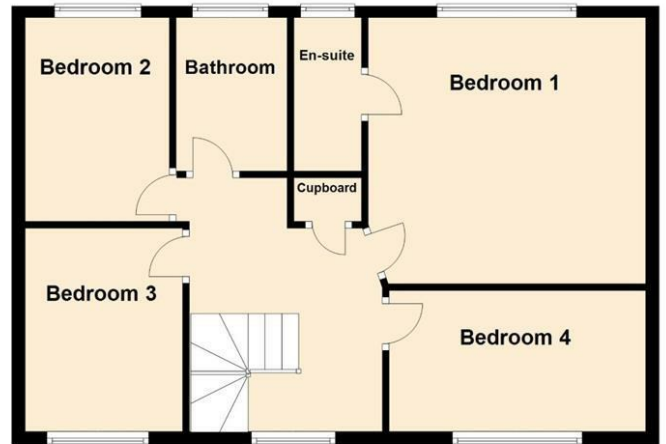




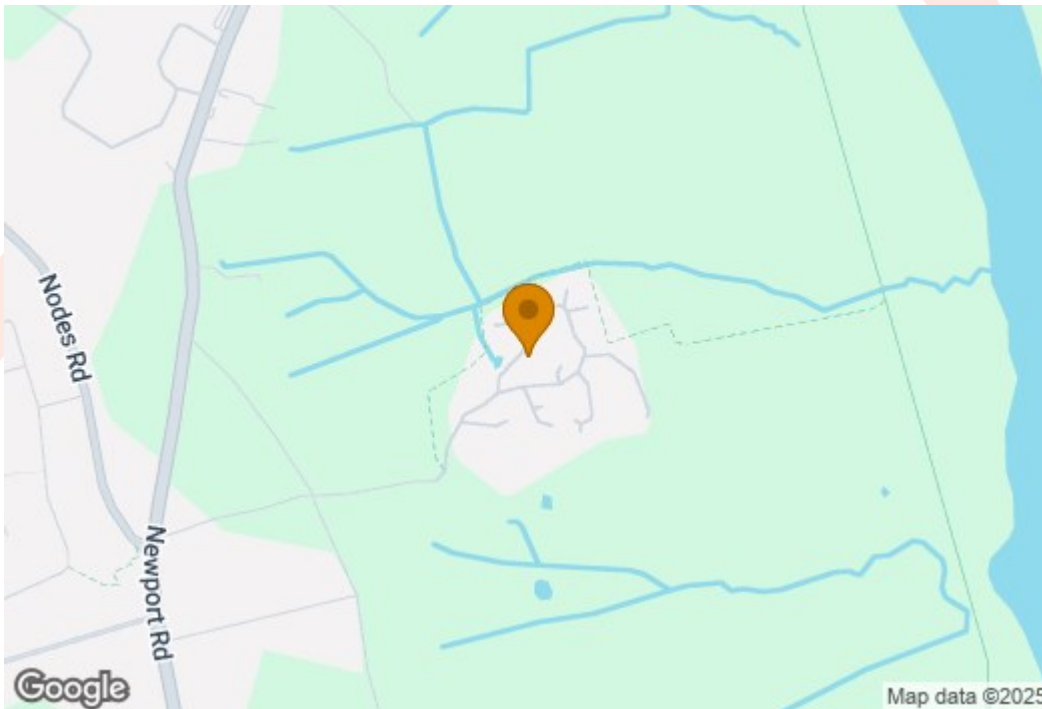
Ground Floor



First Floor



Total area: approx. 129.4 sq. metres (1393.0 sq. feet)
 SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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