

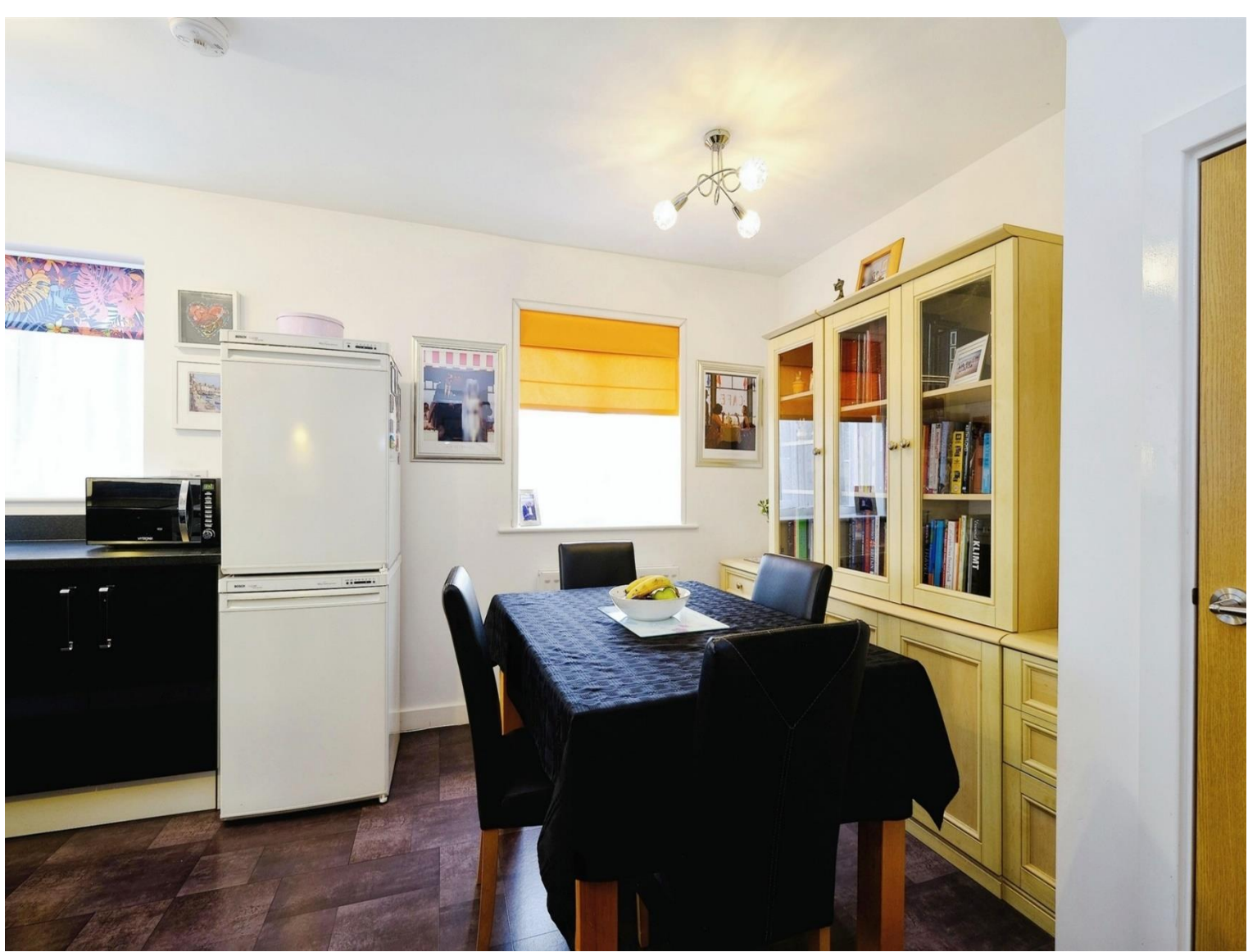


## Old School Lane, offers in the region of £270,000

- Council Tax Band: C
- Detached 3 bedroomed property
- Attractive garden with Kymin views
- Beautifully maintained since ownership
- Garage and parking space
- EPC Rating: C



 3  2  1



## About the property

Modern detached three bedroom property with garage, carefully maintained since new. Garden to side with views towards the Kymin. Additional parking space. Good local amenities, including School and Shop.

Well presented modern detached property, occupying pleasant position within sought after area of Wyesham. Enjoying views from the garden towards the Kymin. In brief the accommodation comprises; Entrance Hall with Cloakroom. Sitting Room with French doors opening out to the garden with paved terrace. Stylish fitted Kitchen with Dining area. On the first floor Master Bedroom with ensuite Shower Room, two further Bedrooms and main Bathroom. Outside, the low maintenance garden is set mainly to the side, with private gate to parking space, separate Garage.





## Accommodation

### Entrance Porch

Sensor light, front door into:

### Entrance Hall

Radiator, staircase to first floor.

### Cloakroom

WC, wash hand basin, window to front, radiator.

### Sitting Room

16' 5" x 10' 2" (5.00m x 3.10m)

Window to front, radiator, French doors opening out to garden.

### Kitchen/dining Area

16' 5" x 7' 9" extending to 11' 2" (5.00m x 2.36m extending to 3.40m)

Fitted with a range of base and wall units work surface incorporating 1 1/2 stainless steel sink and mixer tap. Bosch 4 ring gas hob with matching cooker hood. Samsung oven, space for fridge and washing machine. Radiator, window to front and two windows to side, understairs cupboard.

### First Floor Landing

Built-in airing cupboard housing Baxi gas boiler. Access to loft space.

### Master Bedroom

13' x 8' 7" (3.96m x 2.62m)

Window to front, radiator, door to;

### Ensuite Shower Room

Tiled cubicle with folding door and shower unit. Roca wash basin with mixer tap, shaver point. Dual flush w.c with concealed cistern, tiled surrounding and towel radiator.

### Bedroom 2

8' 4" x 11' 2" (2.54m x 3.40m)

Dual aspect. Radiator.

### Bedroom 3

7' 7" x 7' 7" (2.31m x 2.31m)

Window to side. Radiator.

### Bathroom

Suite comprising panelled bath, tiling to wall, mixer tap with shower attachment. Roca basin with mixer tap. Dual flush w.c with concealed cistern. Towel radiator and window to front.

### Garage

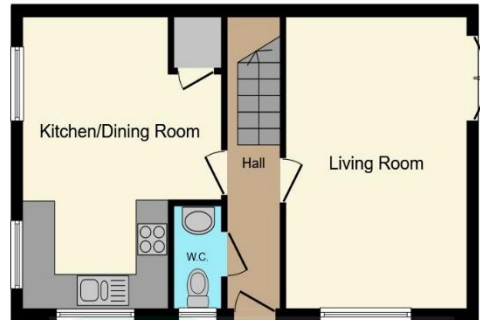
19' 7" x 9' 9" (5.97m x 2.97m)

Up and over door.

### Outside

The garden is mainly set to the side of the property with feature curved brick wall enclosing two sides. There is a paved terrace and central lawned area with gravel border and planted Apple and Plum tree. A useful covered storage area runs along the back of the house with further gate to otherside. Power, water and lighting. Additional gate provides access to a parking space.

## Floorplan



**Ground Floor**



**First Floor**

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