



**Silverdale Court, Leacroft, TW18 4NT**

**£535,000 Freehold**



Situated in a quiet and sought after area behind Leacroft Green, within a three minute walk of mainline station, a stunning extended three bedroom end of terrace home. This spacious property offers good sized bedrooms, large lounge, open plan kitchen/diner, two bathrooms (one en-suite), gas central heating and double glazing. Externally, there is a secluded rear garden, access to single garage and a four car private drive. The town centre and brand new Leisure Centre/pool are also a five minute walk away.

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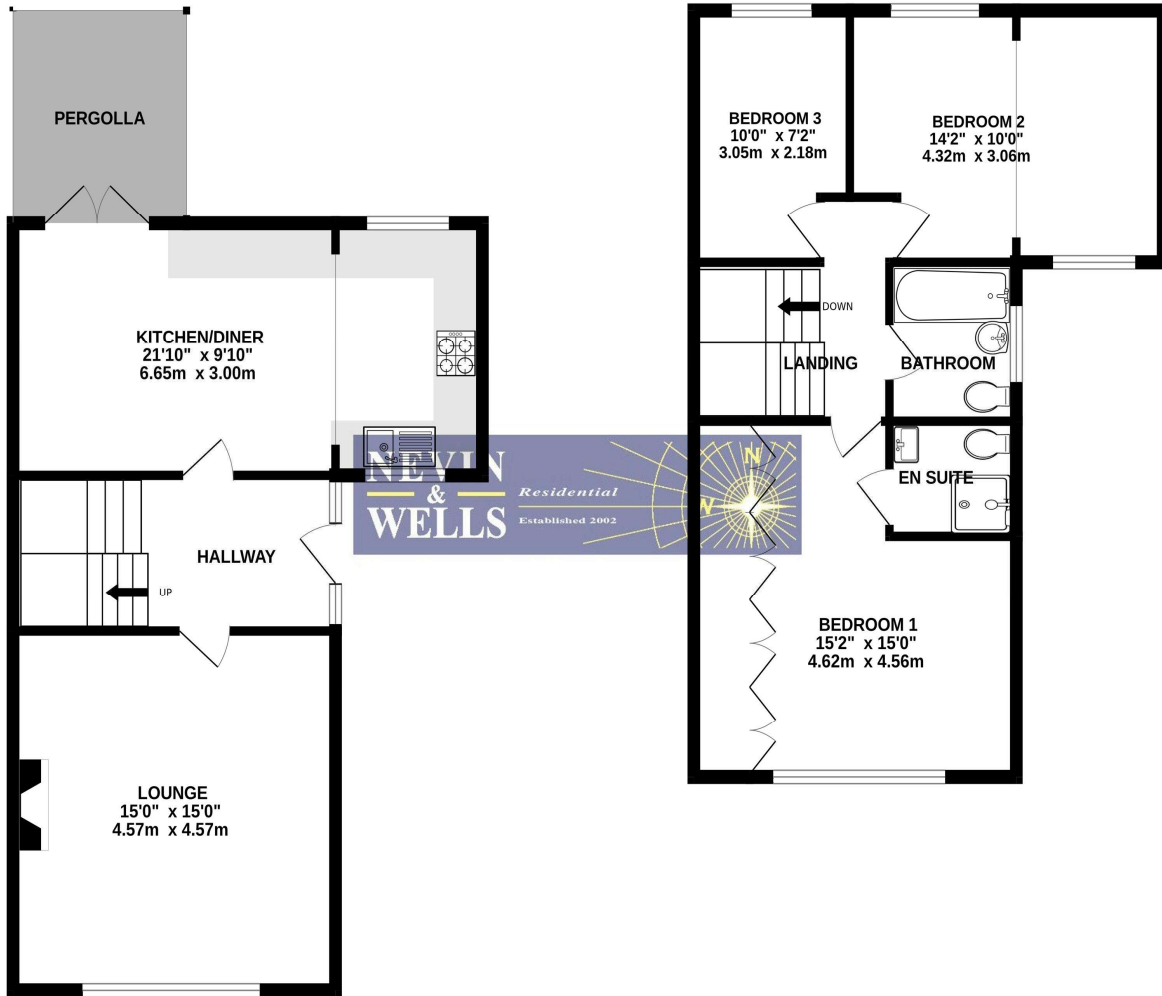
- RECESSED PORCH:** 2.49m x 0.81m (8'2" x 2'8") Tiled step. Double glazed door into:-
- ENTRANCE HALL:** 3.76m x 2.04m (12'4" x 6'8") Radiator, stairs to first floor, under stair storage cupboard. Door into:-
- LOUNGE:** 4.57m x 4.57m (15' x 15') Radiator, coved cornice ceiling, feature fire surround housing stainless steel electric fire. Double glazed window to front with tilt and turn wooden shutter blinds.
- KITCHEN / DINER:** 6.65m x 3.00m (21'10" x 9'10") Range of birch effect base and eye level units, laminate work surfaces, vinyl tile effect floor, space for dining table, radiator, integrated washing machine and dishwasher, space for cooker, stainless steel extractor hood, integrated fridge/freezer, cupboard housing gas combi boiler. Single bowl single drainer stainless steel sink unit with chrome mixer tap. Double glazed French doors into the rear garden. Dual aspect double glazed windows to front and rear.
- LANDING:** 2.84m x 1.37m (8'10" x 6'4") Hatch to loft space.
- BEDROOM ONE:** 4.57m x 4.57m (15' x 15') Radiator, coved cornice ceiling, built-in wardrobes and dressing table. Two double glazed windows to front with tilt and turn wooden shutter blinds. Door into:-
- EN-SUITE SHOWER:** 1.61m x 1.33m (5'4" x 4'4") White suite comprising low level W.C, wash hand basin over vanity unit, glass cubicle housing chrome mixer shower, part tiled walls, radiator, extractor fan.
- BEDROOM TWO:** 3.05m x 2.89m (14'2" x 10') Radiator. Dual aspect double glazed windows to front and rear.
- BEDROOM THREE:** 3.05m x 2.19m (10' x 7'2") Radiator. Double glazed window to rear.
- BATHROOM:** 2.08m x 1.97m (6'4" x 5'8") White suite comprising low level W.C, wash hand basin over vanity unit, panelled bath with chrome mixer tap and mixer shower over and glass screen to side, part tiled walls, radiator. Frosted double glazed window to side.
- OUTSIDE**
- REAR GARDEN:** 10.36m x 7.32m (34' x 24') Neatly landscaped with Steel pergola over stone patio, outside light, outside tap, external power point, inset flower bed, rear side access gate.
- SINGLE GARAGE:** 5.40m x 2.44m (17'8" x 8') Light, power, metal up/over door. Approached via rear service road.
- FRONT GARDEN:** Various shrubs to side of drive.
- DRIVEWAY:** Brick paved drive with parking space for four cars.
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

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## FLOOR PLAN

GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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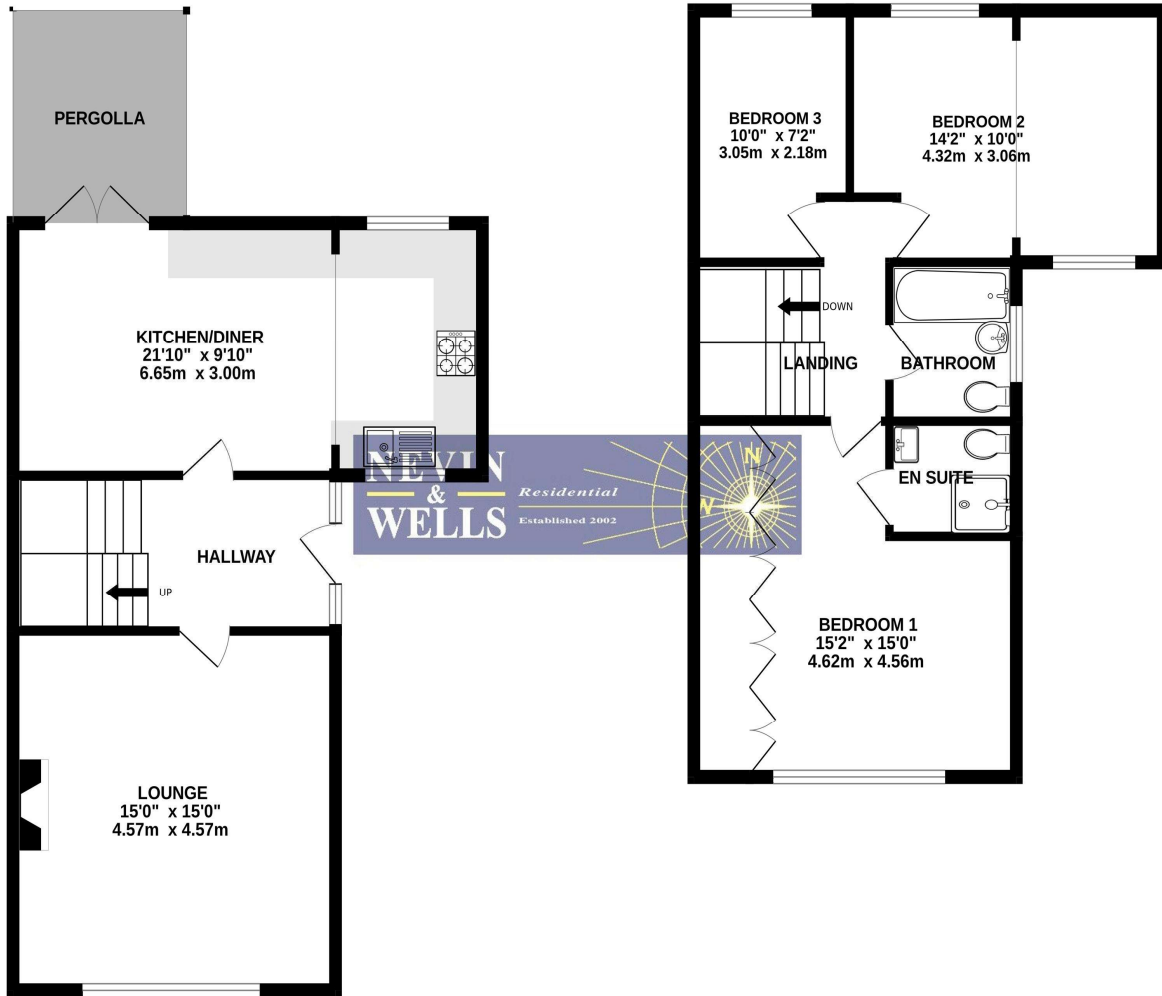
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