





Welcome to this delightful semi-detached bungalow, a truly charming home that's just waiting for the right family to fall in love with it. Nestled in a sought-after location, this property shines with immaculate conditions and a hive of unique features that are sure to impress.

Featuring cosy bedrooms, the layout of this home offers flexibility to suit your family's needs. Bedroom one and four are conveniently located on the ground floor, while the loft conversion adds two additional rooms plus a bathroom, perfect for a private retreat or extra living space.

The heart of this home is undeniably the expansive living room, which provide ample space for the family to gather for quality time. The single kitchen is a joy to cook in, equipped with a lovely breakfast area for those morning cups of tea or leisurely weekend brunches.

The exterior of this property is just as impressive. A single garage and parking space ensure that there's plenty of room for family vehicles, while the garden invites you to enjoy outdoor living. The outbuilding even includes a bar, perfect for entertaining guests or unwinding after a long day.

For families, this location is everything. With nearby schools and excellent public transport links, the daily commute is a breeze. This property is more than just a house. It's a home, filled with love, laughter, and memories waiting to be made. So why wait? Your dream family home could be just a viewing away.

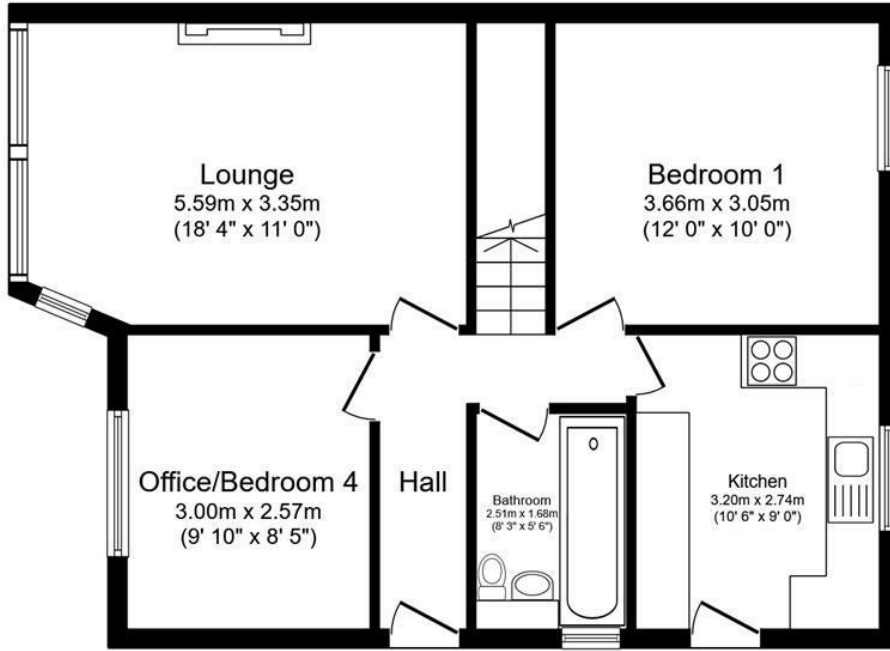
## Asking Price £425,000

- Semi Detached Extended 4 Bedroom bungalow
- Sought-after location
- Immaculate conditions
- Loft conversion with bathroom
- Expansive living room
- Single garage with additional parking for 3+ Cars
- Garden with bar outbuilding
- Nearby schools and transport links
- EPC Grade Awaited
- Council Tax Band D

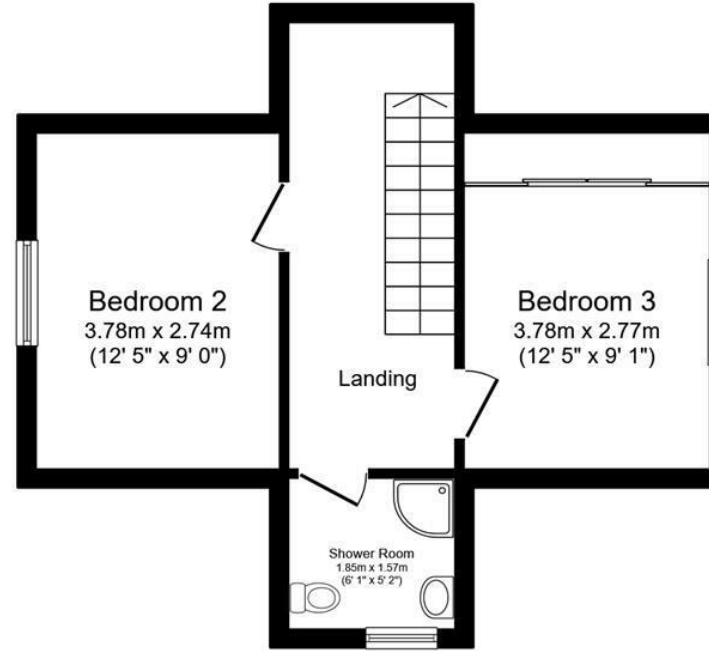








**Ground Floor**  
Floor area 61.4 m<sup>2</sup> (661 sq.ft.)



**First Floor**  
Floor area 34.4 m<sup>2</sup> (371 sq.ft.)

**TOTAL: 95.9 m<sup>2</sup> (1,032 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.