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Description

We are delighted to offer to the market this well presented three bedroom semi-detached family home situated in the very popular Thomas a Becket location close to local shops, parks and great school catchments.

Accommodation offers entrance hall, bay fronted living room, extended dining room, kitchen, pantry and downstairs WC. Upstairs there are three good size bedrooms and good size family bathroom. The property also benefits from a driveway for a couple of vehicles, a good size rear garden and garage.



Key Features

- Semi-Detached Family Home
- Kitchen with Pantry
- Extended Dining Room
- Off Road Parking
- EPC Rating D
- Three Double Bedrooms
- Bay Front Living Room
- Downstairs WC
- Garage
- Council Tax Band D





Entrance Hall

Door to front, radiator and two under stairs storage cupboards.

Living Room

**3.82 (into bay) x 3.82 (max)
(12'6" (into bay) x 12'6" (max))**

Double glazed window to front with shutters, radiator, fireplace, tv point, telephone point and fitted storage cupboards.

Dining Room

6.52 x 3.49 (max) (21'4" x 11'5" (max))

Double glazed sliding doors to rear garden, two radiators, serving hatch, tv point and fitted cupboard.

Kitchen

4.23 x 2.00 (13'10" x 6'6")

Double glazed window to side, door to side, fitted kitchen with range of wall and base units, tiled splashback, sink and drainer, serving hatch, radiator, space and plumbing for washing machine and dishwasher, integrated electric oven and hob, space for fridge/freezer and pantry.

Downstairs WC

Two double glazed frosted windows to rear, dual button WC, wall mounted wash hand basin and tiled walls.

First Floor Landing

Loft access with ladder, radiator and double glazed frosted window to side.

Bedroom One

3.85 x 3.83 (12'7" x 12'6")

Double glazed window to rear, radiator and tv point.

Bedroom Two

3.94 (into bay) x 3.28 (12'11" (into bay) x 10'9")

Double glazed bay window to front, radiator and tv point.

Bedroom Three

2.25 x 2.23 (7'4" x 7'3")

Double glazed window to front and radiator.

Bathroom

3.07 x 1.69 (10'0" x 5'6")

Double glazed frosted windows to side, wash hand basin set in vanity unit, tiled floor and part tiled walls, dual button WC, p-shaped bath with shower over, towel rail and airing cupboard housing combi boiler.

Rear Garden

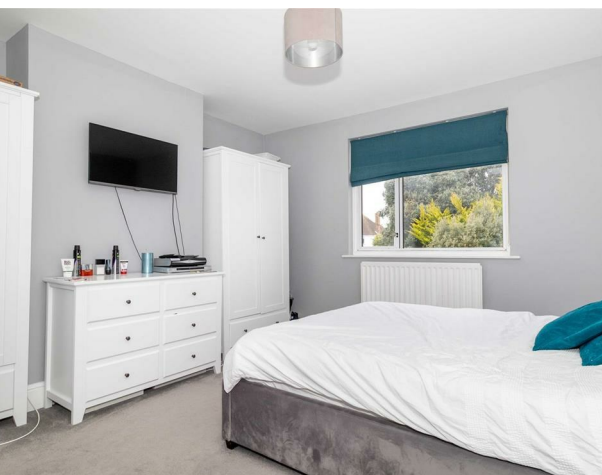
Fence enclosed, laid to patio and lawn, gated side access and outside tap.

Garage

With up and over door, power, light and side door into rear garden.

Driveway

Block paved with parking for multiple vehicles.







Floor Plan Broomfield Avenue



Total area: approx. 121.2 sq. metres (1304.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D	65		
(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	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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