



## Tothill Street, ##Invalid

**£170,000**

- Council Tax B
- Three Double Bedrooms
- Loft Room
- Reception Rooms
- No Chain
- Three Storey Extension
- Dressing Room
- Viewing Comes Recommended
- EPC Rating: C



3 1 2



## About the property

A wonderfully spacious three-bedroom terraced home boasting a rare three-storey rear extension, offering significantly more accommodation than typically found in the area. Recently renovated to a very good standard throughout, this property is ideal for a young family or first-time buyers seeking generous living space, modern finishes and a versatile room layout. Situated on a quiet street with minimal through traffic, the location adds to the appeal for those looking for a peaceful setting.

The home features a well-proportioned reception room, perfect for entertaining or creating separate living and dining areas, with the third bedroom currently set up as a cinema room. A conveniently located downstairs WC adds practicality to the layout and also has plumbing in place to be used as a utility room if desired.

Upstairs offers two comfortable double bedrooms, alongside a superb walk-in dressing room providing exceptional storage or potential to adapt to suit your needs. The family bathroom is well presented and caters to modern living.

The extended loft room creates an additional flexible space, ideal as a home office, hobby room or



## Accommodation

### Living Room

11' 4" x 11' 1" ( 3.45m x 3.38m )

### Kitchen

10' 11" x 9' 7" ( 3.33m x 2.92m )

### Bedroom One

11' 2" x 9' 5" ( 3.40m x 2.87m )

### Bedroom Two

12' 9" into bay x 11' 4" ( 3.89m into bay x 3.45m )

### Reception Room / Third Bedroom

16' 6" x 10' 7" ( 5.03m x 3.23m )

### Loft Room

15' 10" x 14' 3" ( 4.83m x 4.34m )

### Bathroom

8' 9" x 5' 11" ( 2.67m x 1.80m )

### Lounge

14' 4" x 11' 1" ( 4.37m x 3.38m )

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## Floorplan



Total floor area 147.1 m<sup>2</sup> (1,583 sq.ft.) approx

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