



Park Avenue, Hastingwood

£699,995



MILLERS
ESTATE AGENTS

*** OPEN PLAN LIVING AREA * EXTENDED ACCOMMODATION * SEMI DETACHED HOUSE * QUIET CUL-DE-SAC POSITION * LARGE REAR GARDENS ***

Welcome to this attractive semi-detached house situated on the desirable residential street of Park Avenue, Hastingwood. This charming property boasts generous accommodation arranged over two floors and comprising three reception rooms, three bedrooms, two bathrooms measuring approx. 1,845 sq ft of living space.

Entering the property you are greeted by a cosy snug area, a home study room and the beautifully extended further accommodation. Offering an open-plan living area comprising a fully fitted kitchen with a feature breakfast island and a wealth of built in appliances and unit, opening into the dining area with tri-folding doors opening onto the rear garden and windows in the ceiling which provide lots of natural light. This area is perfect for entertaining guests or relaxing with your family. There is a cosy living room with a feature fireplace and a separate family area with doors to the garden. The property's stunning internal condition is sure to impress even the most discerning buyer, providing a warm and inviting atmosphere.

The first floor has three large bedrooms including a master bedroom facing the gardens which has a range of wardrobes and an En-suite shower room. Bedroom two has extensive wardrobes and there is a family bathroom, again fitted with a three-piece suite and white sanitary ware. One of the standout features of this lovely home is the large rear garden, approximately 90ft in length, offering ample space for outdoor activities, gardening, or simply enjoying a cup of tea in the fresh air.

Convenience is key with parking available for up to three vehicles, ensuring you and your guests always have a place to park. Don't miss out on the opportunity to make this house your next family home - schedule a viewing today and experience the charm and comfort this property has to offer.





GROUND FLOOR

Snug

5'3" x 9'5" (1.60m x 2.87m)

Inner Hallway

Cloakroom WC

Living Room

15'5" x 11'7" (4.70m x 3.53m)

Family Room

9'2" x 10'2" (2.79m x 3.11m)

Study

14'1" x 5'5" (4.30m x 1.65m)

Kitchen Breakfast Room

16'8" x 15'5" (5.08m x 4.71m)

Dining Area

7'9" x 15'4" (2.37m x 4.67m)



FIRST FLOOR

Landing

Bedroom One

16'9" x 13'9" (5.10m x 4.19m)

En-suite Shower Room

7'5" x 4'10" (2.26m x 1.47m)

Bedroom Two

15'8" x 9'5" (4.78m x 2.88m)

Bedroom Three

10'9" x 9'5" (3.28m x 2.87m)

Bathroom

8'9" x 7'3" (2.67m x 2.21m)

EXTERNAL AREA

Garage

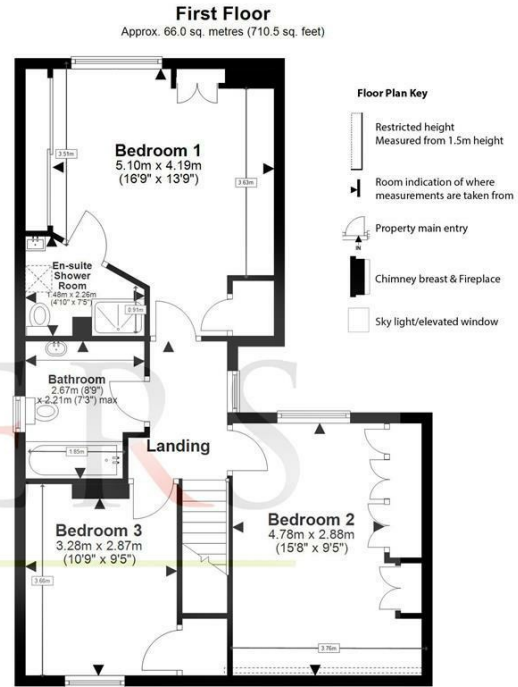
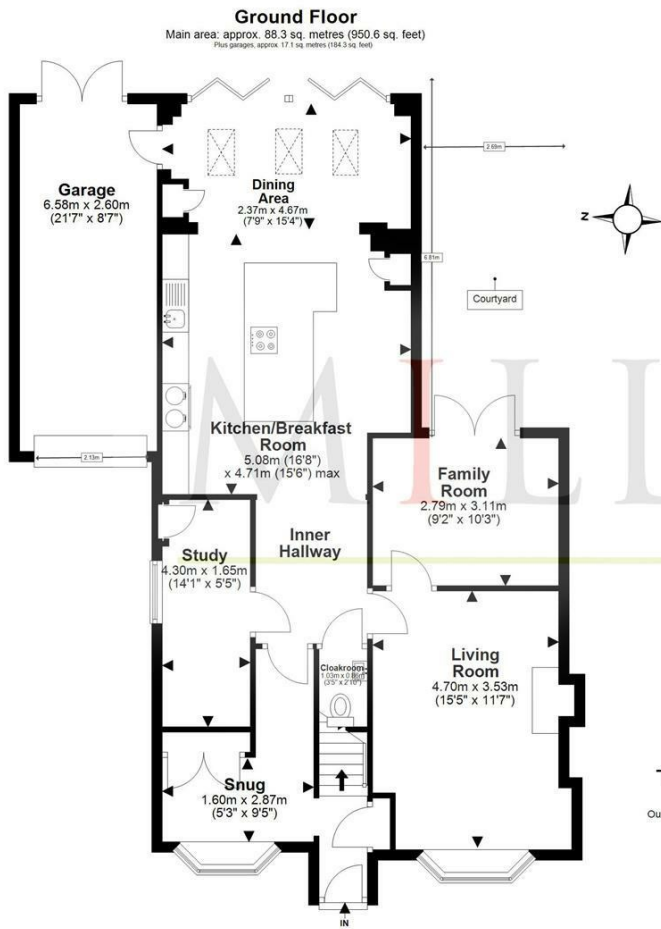
Rear Courtyard

22'4" x 8'10" (6.81m x 2.69m)

Rear Garden

93' x 35' (28.35m x 10.67m)

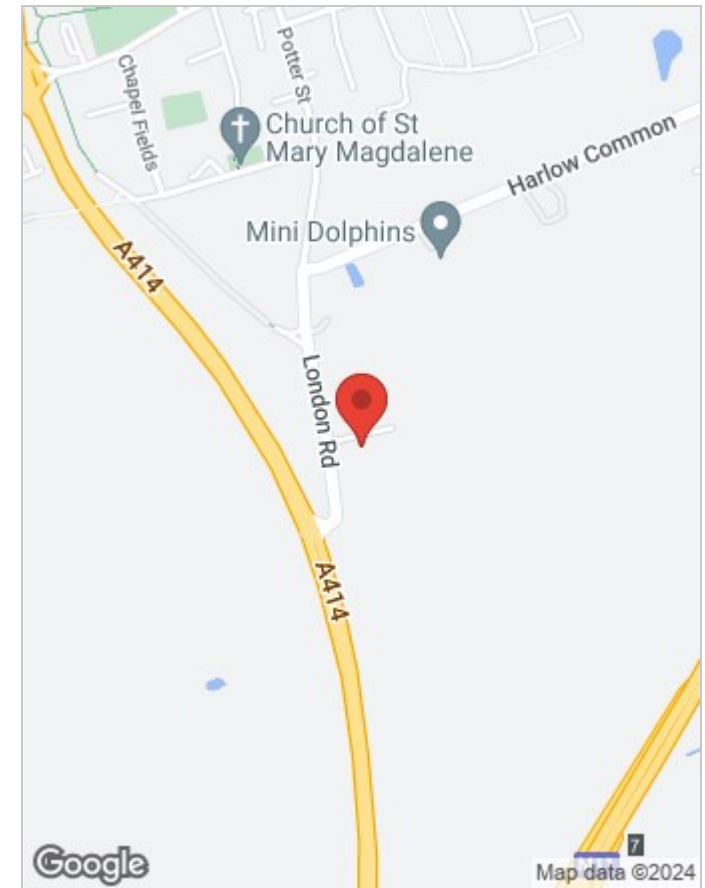




- Floor Plan Key**
- Restricted height
Measured from 1.5m height
 - Room indication of where
measurements are taken from
 - Property main entry
 - Chimney breast & Fireplace
 - Sky light/elevated window

Main area: Approx. 154.3 sq. metres (1661.1 sq. feet)
Plus garages, approx. 17.1 sq. metres (184.3 sq. feet)
Total area including garage : approx. 171.4 sq metres (1845.4 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.



Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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