



17 Lawlinge Road, Latchingdon , CM3 6JY
Price £345,000

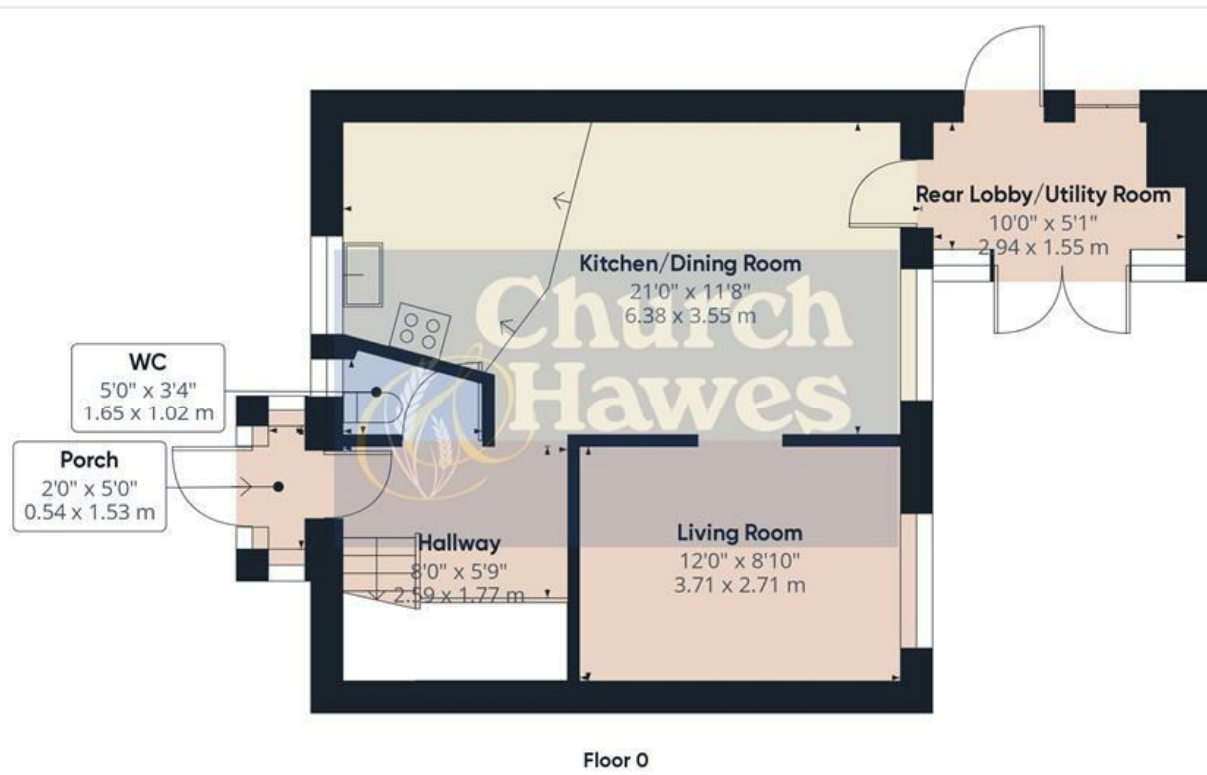
Church & Hawes

Est. 1977

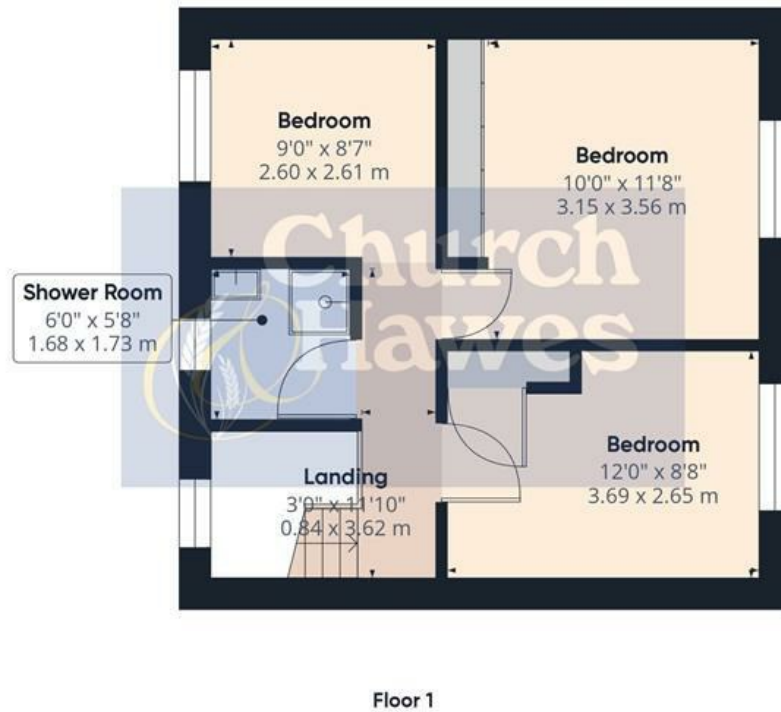
Estate Agents, Valuers, Letting & Management Agents

Welcome to Lawlinge Road, Latchingdon - a delightful THREE BEDROOM FAMILY HOME! This lovely house boasts an open plan kitchen/dining room plus a warm and inviting reception room, ideal for entertaining guests or relaxing with your family. One of the standout features of this property is the IMPRESSIVE 125' DEPTH REAR GARDEN - a true gem for those who enjoy outdoor living. If you're looking for a place to call home this house on Lawlinge Road offers wonderful potential. Don't miss out on the chance to make this property your own. Council Tax Band C. Energy Efficiency Rating E.





Approximate total area⁽¹⁾
880.16 ft²
81.77 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Bedroom 1 11'8 x 10' (3.56m x 3.05m)

Double glazed window to rear, wall mounted electric heater, fitted wardrobes with mirror fronted doors.

Bedroom 2 12' x 8'8 (3.66m x 2.64m)

Double glazed window to front, wall mounted electric heater.

Bedroom 3 9' x 8'7 (2.74m x 2.62m)

Double glazed window to rear, wall mounted electric heater, airing cupboard.

Shower Room

Obscure double glazed window to front, ladder towel radiator, wash hand basin, tiled shower cubicle with wall mounted shower unit, coved to ceiling, inset lighting to ceiling, tiled floor with under floor heating.

Landing

Access to loft space, stairs leading down to:

Entrance Porch

Entrance door, door to:

Entrance Hallway

Electric storage heater, under stairs storage cupboard, coved to ceiling, doors to:

W.C

Obscure double glazed window to front, low level w.c, tiled floor.

Kitchen/Dining Room 21' x 11'8 (6.40m x 3.56m)

Double glazed window to front and rear, electric storage heater, four ring hob & extractor hood, built in Neff double oven, space for washing machine, built in fridge, range of fitted base and wall mounted units, sink unit with mixer tap set into worksurfaces, coved to ceiling, fitted base and wall mounted units, archway to:

Lounge 12' x 8'10 (3.66m x 2.69m)

Double glazed window to rear, electric storage heater, coved to ceiling.

Rear Lobby/Utility 10' x 5'1 (3.05m x 1.55m)

French doors to side leading to garden, space for fridge/freezer, side door leading to shared side access which we understand from the seller has a flying freehold (we would advise this should be clarified / confirmed via your solicitor).

Rear Garden approx 125' depth x 50' max width rear boundary (approx 38.10m depth x 15.24m max width rear bounda)

Commencing with patio area, outside tap, brick built storage/tool shed with light connected, laid to lawn with flower and shrub beds, timber storage shed to rear of garden, fenced to boundaries, flower and shrub beds, timber storage shed to rear of garden.

Frontage approx 25' depth (approx 7.62m depth)

Paved driveway providing off road parking (opening width approx 10'2) laid to lawn, flower and shrub beds

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities

pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



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