



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Asking Price £475,000
Freehold



Front Door

Entrance Hallway

Skimmed ceiling, access to storage cupboard, shower cubicle, radiator.

Inner Lobby

Open to the lounge, with under stairs storage, radiator.

Lounge

17'8" x 12'5" (5.406 x 3.787)

With feature vaulted ceiling, patio doors to rear garden, 2 x windows to side elevation, feature fire surround, 2 x radiators.

Dining Room

10'4" x 10'0" (3.157 x 3.070)

Skimmed ceiling, window to side elevation, radiator.

Bedroom 4/Study

9'0" x 8'4" (2.753 x 2.563)

Textured ceiling, window to rear elevation, radiator.

Kitchen/Breakfast Room

14'11" max x 10'3" nar 6'11" (4.555 max x 3.142 nar 2.131)

Skimmed ceiling, window to front elevation, window and door to side access, fitted wall and base units with work surface over, inset sink with mixer tap, built in double oven, hob and hood, integrated dishwasher, plumbing for washing machine, fitted breakfast bar, radiator.

First Floor Galleried Landing

Skimmed ceiling, access to roof void, access to airing type cupboard.

Bedroom 1

12'7" x 10'5" (3.852 x 3.192)

Skimmed ceiling, window to front elevation, fitted wardrobes, radiator.

Bedroom 2

10'5" x 10'5" (3.178 x 3.178)

Skimmed ceiling, window to front elevation, fitted wardrobes, radiator.

Bedroom 3

10'0" x 9'7" (3.058 x 2.938)

Skimmed ceiling, window to rear elevation, fitted wardrobes, radiator.

Family Bathroom

6'10" x 5'6" (2.098 x 1.692)

Skimmed ceiling, window to side elevation, suite comprising panel bath with independent shower over, pedestal wash basin, W.C, radiator.

Front Garden

Small area laid to lawn with raised borders.

Driveway

Offering off road parking for 3/4 cars.

Double Garage

17'8" x 17'4" (5.389 x 5.293)

Attached double garage with power and light, personal door to rear access, wall mounted combination boiler and fitted work bench and sink.

Rear Garden

A fully enclosed wider rear garden mainly laid to lawn with flower and shrub borders, storage space for garden shed and greenhouse, pedestrian gate to driveway, further area of side garden. The property has an interesting outlook over Daedalus (Lee) airfield. Lots of potential to extend the existing property subject to planning permission.

Solar Panels

The property benefits from its own solar panels with feed in tariff, we await clarification on KW and feed in tariff.

