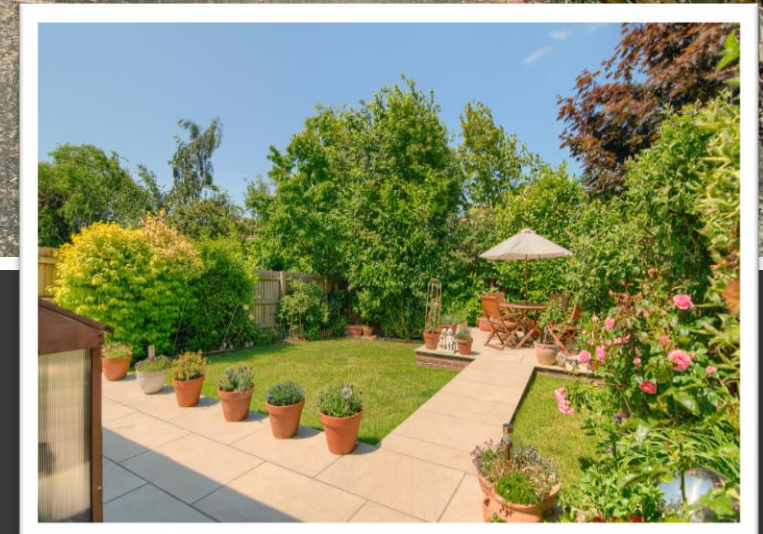




Measurements

Living/Dining Room	26' 3" x 14' 10" (7.99m x 4.52m)
Kitchen	12' 3" x 7' 8" (3.73m x 2.34m)
Utility	8' 7" x 6' 1" (2.61m x 1.85m)
WC	6' 4" x 2' 9" (1.93m x 0.84m)
Main Bedroom	10' 3" x 9' 6" (3.12m x 2.89m) max
En suite	7' 7" x 3' 1" (2.31m x 0.94m)
Bedroom Two	11' 11" x 8' 1" (3.63m x 2.46m)
Bedroom Three	14' 9" x 8' 1" (4.49m x 2.46m) max
Bedroom Four	8' 8" x 8' 7" (2.64m x 2.61m)
Bathroom	8' 2" x 4' 10" (2.49m x 1.47m)
Garage	11' 0" x 8' 11" (3.35m x 2.72m)



“Extended Family Fun!”



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£425,000



“Extended Family Fun!”

Situated in highly-desirable and established area of town within close walking distance to Meadowdale Academy, this impressively proportioned detached family home has been extensively extended to feature four bedrooms, a spacious living/dining room, a utility room and a beautifully landscaped rear garden!

Property Highlights

- Conveniently located within walking distance to Meadowdale Academy, local gyms, the town centre and the train station with links to London St Pancras within an hour.
- Entrance through the timber front door leading into the inviting entrance hall with a fitted floor mat, access to the guest WC and stairs flow up to the first floor landing.
- Beautifully finished and extensively extended living/dining room, boasting an impressive 26 feet in length with Velux windows injecting natural light and bi-folding doors with fitted blinds open out to the garden.
- The dining area of the room offers space for an eight-seater dining table and chairs, with storage provided by a useful under stair storage cupboard and a door leads through to the utility room.
- Modern kitchen comprising travertine tiled flooring, a host of eye and base level high gloss fitted units, solid oak work surfaces, a stainless steel one and a half bowl sink, an integrated Bosch electric oven with a four ring Bosch gas hob, an integrated fridge/freezer and a wall-mounted Worcester-Bosch boiler.
- Separate utility room, created by utilising part of the garage space comprising ceramic tiled flooring, eye and base level high gloss fitted units, roll top work surfaces, a stainless steel sink, space for a washing machine, tumble dryer and under counter fridge, a door leading through to the garage and a door out to the rear garden.
- The remaining garage space is a good sized storage space with a manual up and over door and benefitting from power and light.
- First floor landing with access to the part-boarded attic via a hatch with a drop down ladder and benefitting from lighting.
- Well-proportioned main bedroom with double windows to the front elevation flooding the room with natural light, a host of fitted wardrobes and an en suite shower room.
- The en suite comprises ceramic tiled flooring and walls, a low level WC, a pedestal wash hand basin and a shower enclosure with a fitted shower over.
- Three further bedrooms, two of which are double in size and one is currently utilised as a fantastic study for those working from home.
- Well-appointed family bathroom comprising vinyl flooring, ceramic tiled walls, a chrome heated towel rail and a white three piece suite to include a low level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

Outside

The property retains a neat and attractive frontage enclosed by a low level hedgerow. A hard standing driveway flows to the single garage providing off road parking for two cars and a path leads to the front door. Beautifully landscaped rear garden boasting a stunning porcelain patio wrapping around the property, flowing out from the bi-folding doors creating a perfect space to sit out and enjoy those sunny days. The patio flows into a path leading to a further patio area, perfectly positioned to capture the last of the afternoon sun. The remaining garden is a well-maintained lawn area, flanked on all sides by a mature and well-stocked planted border.