

Measurements

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| Living Room | 21' 6" x 11' 7" (6.55m x 3.53m) |
| Dining Room | 10' 6" x 9' 11" (3.20m x 3.02m) |
| Kitchen/Family Room | 23' 0" x 10' 6" (7.01m x 3.20m) max |
| Utility | 9' 9" x 7' 10" (2.97m x 2.39m) max |
| Bedroom One | 15' 7" x 12' 6" (4.75m x 3.81m) |
| En Suite One | 10' 6" x 5' 5" (3.20m x 1.65m) |
| Bedroom Two | 12' 8" x 11' 8" (3.86m x 3.55m) |
| En Suite Two | 6' 5" x 4' 8" (1.95m x 1.42m) |
| Office | 6' 9" x 5' 7" (2.06m x 1.70m) |
| Bedroom Three | 16' 3" x 10' 10" (4.95m x 3.30m) |
| Bedroom Four | 16' 3" x 11' 9" (4.95m x 3.58m) max |
| Bedroom Five | 9' 3" x 8' 6" (2.82m x 2.59m) |
| Bathroom | 6' 7" x 5' 7" (2.01m x 1.70m) |
| Double Garage | 17' 3" x 16' 10" (5.25m x 5.13m) |



“Location & Design Combine...”



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“Location & Design Combine...”

...to form this impressive and executive detached family home, situated in an extremely popular and sought-after residential location within close walking distance of Robert Smyth Academy and boasting generous proportions throughout, five double bedrooms, off road parking, a double garage and a south east facing rear garden!

Property Highlights

- Conveniently located within walking distance to Robert Smyth Academy, the town centre with a variety of independent shops and restaurants, and the train station with links to London St Pancras in under an hour.
- Entrance through the brand new front door leading into the inviting entrance hall with LVT flooring, stairs flowing up to the first floor with recessed storage under, and access to the guest WC.
- Beautifully appointed living room boasting a dual aspect with a bay window to the front elevation and French doors to the rear flooding the room with natural light. A feature gas fireplace offers a focal point to the room and the LVT flooring continues through from the entrance hall.
- Formal dining room featuring continued LVT flooring, a box bay window and ample space for a six seater dining table and chairs.
- Naturally light and spacious kitchen/family room with LVT flooring, French doors opening out to the decking area, a large A-frame window and two Velux windows creating a fantastic entertaining space.
- The kitchen comprises a range of high gloss eye and base level shaker style fitted units, square edged work surfaces, a composite black one and a half bowl sink, an electric cooker with a five ring gas hob, an integrated dishwasher and an integrated fridge/freezer.
- Separate utility room with ceramic tiled flooring, fitted units, a stainless steel sink, space for a washing machine and tumble dryer, space for coat and shoe storage and a door out to the rear garden.
- Guest WC comprising LVT flooring and a two piece suite.
- First floor landing with access to all rooms and stairs flow up to the second floor.
- Main bedroom of a good size benefitting from two fitted wardrobes and an en suite bathroom. The en suite comprises ceramic tiled flooring and walls, a chrome heated towel rail and a white four piece suite to include a low level WC, a vanity enclosed wash hand basin, a corner shower enclosure and a panel enclosed bath with a central tap.
- Second bedroom also of a good size and benefitting from an en suite shower room with a low level WC, a vanity enclosed wash hand basin and a corner shower enclosure.
- The second floor comprises two generous double bedrooms with dual aspect windows injecting natural light and a separate bathroom serving the two bedrooms.
- The bathroom comprises vinyl flooring, a low level WC, a vanity enclosed wash hand basin and a panel enclosed bath with a fitted shower over.
- Detached double garage with two manually operated and over doors, a pedestrian side door and benefitting from power and light.



Outside

The property features a neat and attractive frontage enclosed by a low level hedgerow with a hard standing driveway sweeping up to the double garage providing off road parking for four to five cars. The south east facing rear garden is a real sun trap featuring a decking area leading from the rear doors offering the space to sit in the sun and entertain with friends. Steps lead down to a block paved path leading to the double garage and access out to the parking. The garden wraps around the property and is larger than you might expect with ample space for shed storage, further seating areas and offers a good degree of privacy with its established trees and shrubbery.