



Colvers, Matching Green

O.I.E.O £525,000

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MILLERS
ESTATE AGENTS

* ATTRACTIVE SEMI DETACHED HOME * TWO RECEPTION AREAS * OFF STREET PARKING * DESIRABLE VILLAGE LOCATION * APPROX. 1025.00 SQ.FT VOLUME * POTENTIAL TO EXTEND (STPP) *

Nestled in the charming village of Matching Green, this delightful semi-detached family home offers a perfect blend of comfort and convenience. With its extended layout, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The front lounge, featuring a cosy log burner, seamlessly flows into the dining room, creating an inviting atmosphere. The well-appointed kitchen/breakfast area provides lovely views over the generous rear garden, making it a wonderful space for family meals.

The ground floor also includes an inner hallway with a large under stairs store cupboard, a practical utility room and a convenient bathroom, enhancing the home's functionality. Upstairs, you will find a master bedroom complete with an en-suite shower room, alongside two additional bedrooms that are perfect for family or guests. The property has oil fired central heating.

The exterior of the property is equally appealing, with a pretty front lawned garden and gravel driveway providing off street parking for two/three vehicles. The rear garden is a true highlight, featuring a patio area for outdoor dining, a lush lawn bordered by shrubs and hedges, and a timber garden shed for additional storage along with gate for rear access.

Situated in a popular village location, this home is just a stone's throw away from the village green, a fabulous country pub/restaurant, and an excellent local school, making it an ideal choice for families. This property not only offers a comfortable living space but also a wonderful community lifestyle. Don't miss the opportunity to make this charming house your new home.





GROUND FLOOR

Living Room

12'0" x 13'9" (3.65m x 4.18m)

Dining Room

8'6" x 11'0" (2.59m x 3.35m)

Inner Hallway

Ground Floor Bathroom

6'6" x 5'3" (1.98m x 1.60m)

Utility Room

14'7" x 4'9" (4.45m x 1.45m)

Kitchen/Breakfast Room

7'10" x 17'0" (2.39m x 5.19m)

FIRST FLOOR

Bedroom One

9'8" x 14'1" (2.95m x 4.28m)

En-suite Shower Room

6'6" x 4'1" (1.98m x 1.24m)

Bedroom Two

12'2" x 9'3" (3.71m x 2.82m)

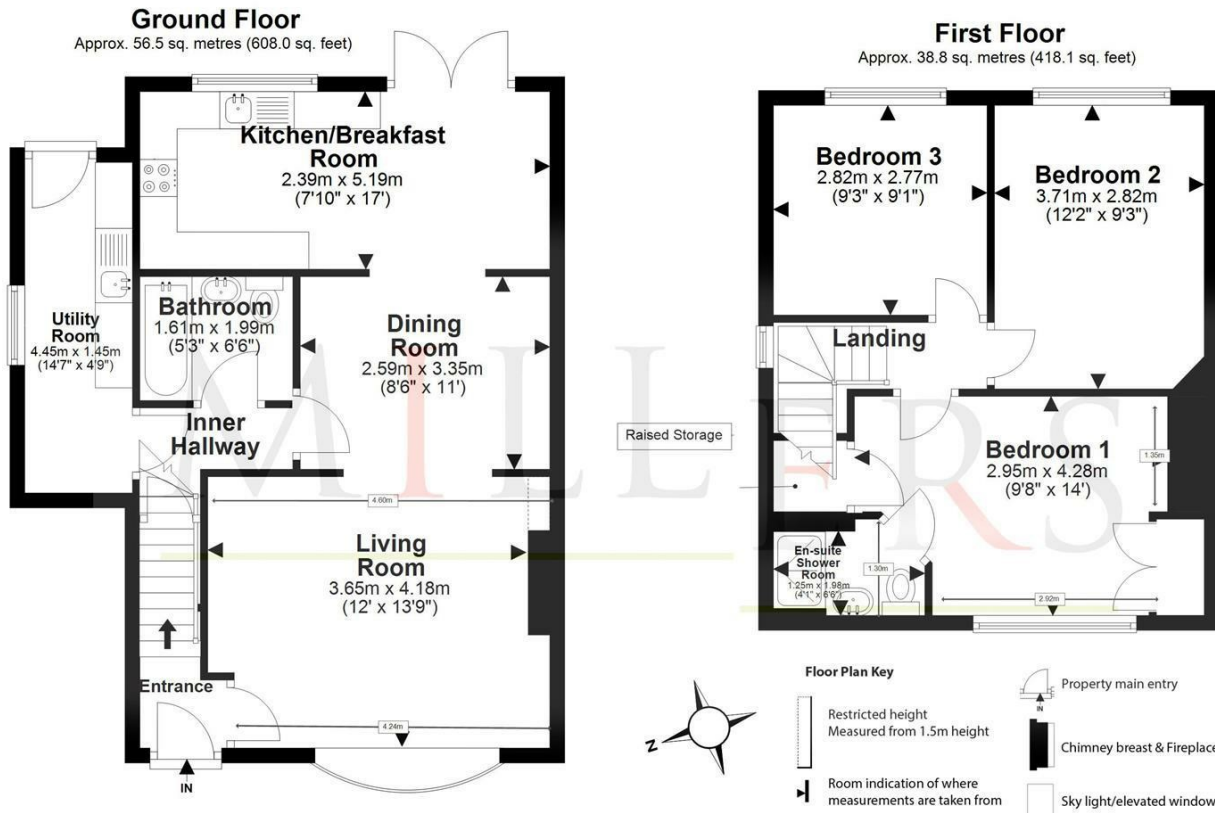
Bedroom Three

9'3" x 9'1" (2.82m x 2.77m)

EXTERIOR

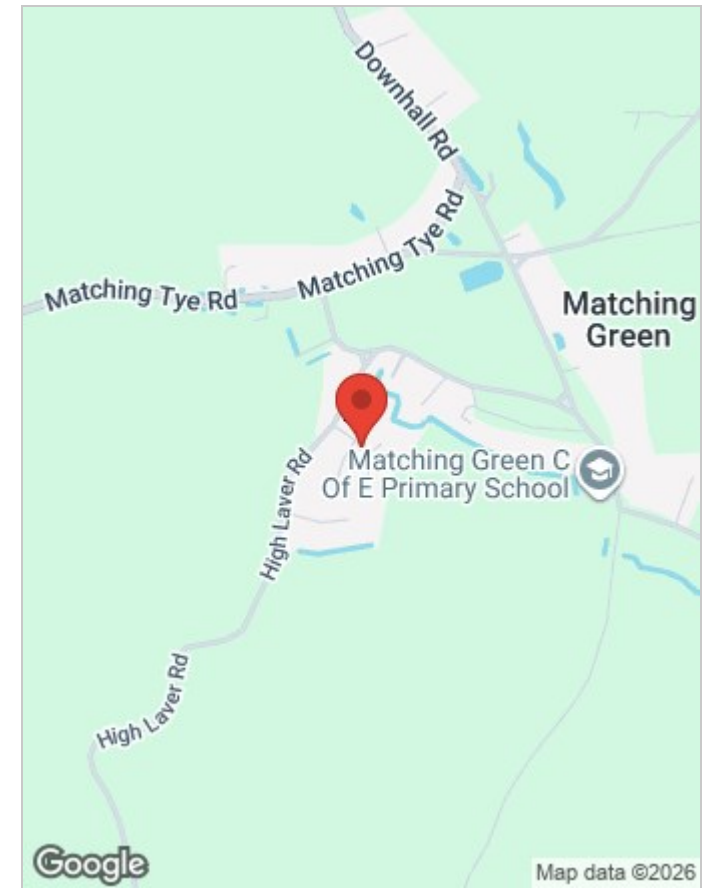
Rear Garden

69'4 x 27'5 (21.13m x 8.36m)



Total area: approx. 95.3 sq. metres (1026.1 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	80	Very environmentally friendly - lower CO ₂ emissions (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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Viewing

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

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