nick tart



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Contact Us

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Occupying a choice position within a delightful conservation area, this distinctive and charming semi detached property which we understand may have been built and designed by the much renowned architect Major Hutchinson Smith in the late 1920s to an appealing and traditional design which has been improved upon and extended in recent years to provide modern day family living.

The property itself is extremely favoured, in so much that it is set in an area which has extensive local amenities including a good range of shops, schools and public transport services but within a short drive you can be amongst open fields and local countryside.

Key Features

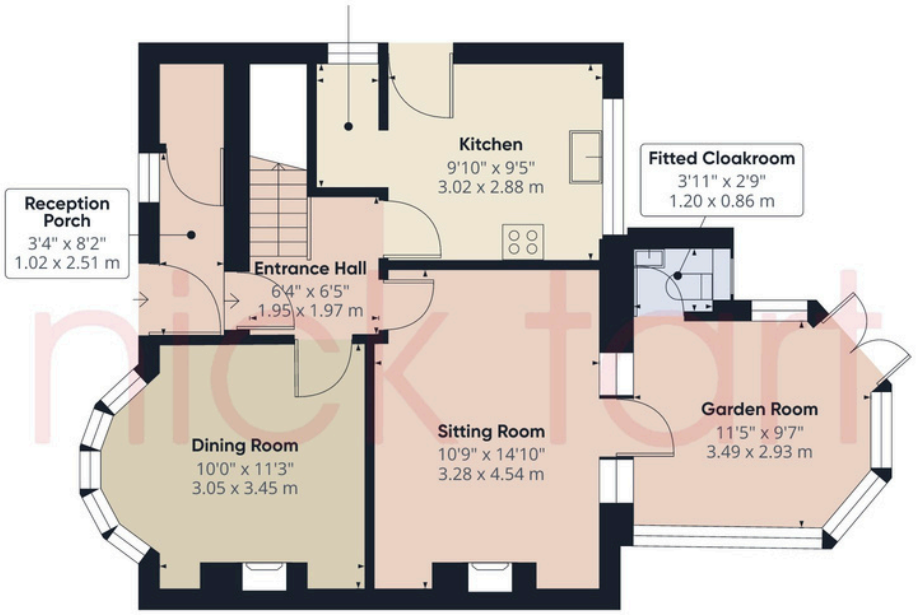
- Reception porch
- Entrance hall
- Dining room
- Separate sitting room
- Additional garden room
- Fitted cloakroom
- Fitted breakfast kitchen
- Three good size first floor bedrooms
- Family bathroom
- Enclosed private rear garden
- U shaped driveway
- Detached garage stores



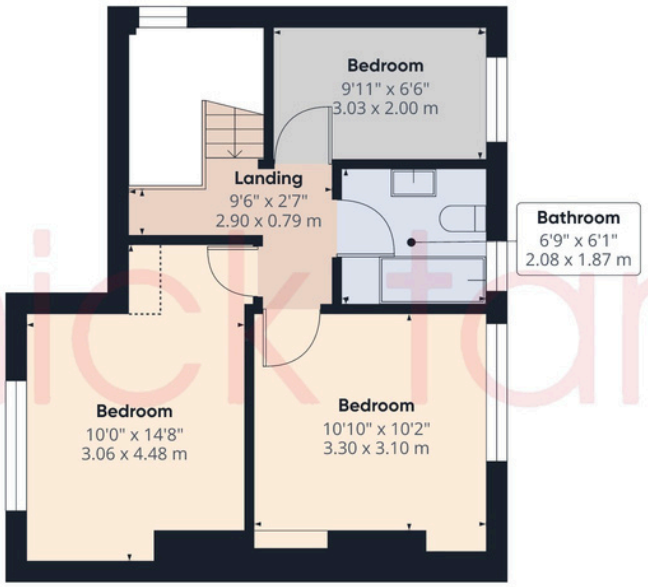
Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1243 ft²

115.5 m²

Reduced headroom

5 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

The gas centrally heated double glazed interior comprises…
Reception porch with large walk in cloaks cupboard.
Entrance hall with laminate flooring and coved ceiling.
Front facing **dining room** having walk in double glazed bay windows, laminate flooring and picture rail.

Separate **sitting room** having a feature fireplace with living flame coal effect electric fire with marble inset and matching hearth and picture rail.
An excellent addition to the already appealing living accommodation is the **garden room** which is double glazed, heated and has access to a **fitted cloakroom.**
Breakfast **kitchen** having matching suite of units comprising of single drainer sink unit with a range of cupboards with matching worktops incorporating cooker recess, plumbing for automatic washing machine, range of wall cabinets and display cabinets, Worcester Bosch gas central heating boiler and access to the outside.





Outside

The property is approached via a cobbled **U shaped driveway** leading through secure gates to detached garage stores.

Undoubtedly one of the features of the property is the private and mature r**ear garden** having a cobbled patio area, leading to a shaped lawn with a variety of mature shrubs and trees.

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First Floor

Stairs lead from the entrance hall to first floor landing.
Bedroom one enjoys views over the rear garden and a picture rail.

There are a **further two bedrooms.**
A family **bathroom** with jacuzzi bath and shower, vanity unit with fitted cupboards, lighting and sink unit, low flush WC and tiled flooring.





EPC: TBD
Tenure – we are advised the property is Freehold.
Services – we are advised all mains services are connected.
Council Tax – **Band D** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).





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