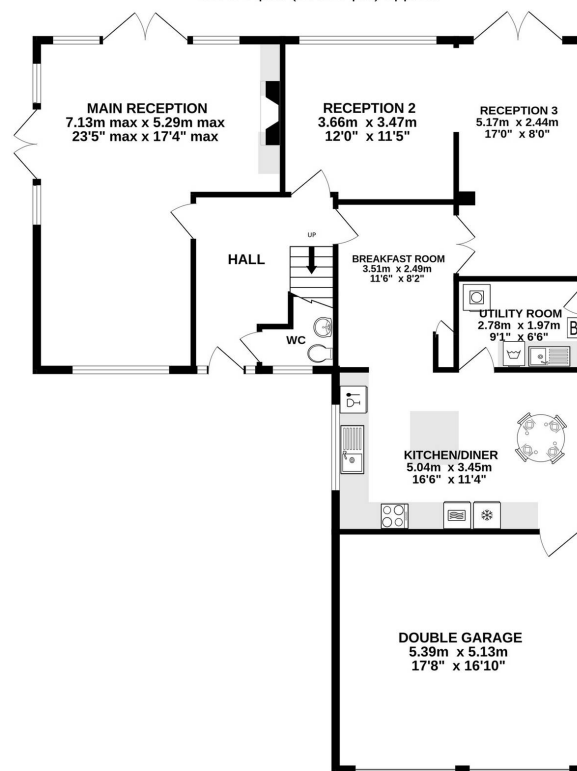
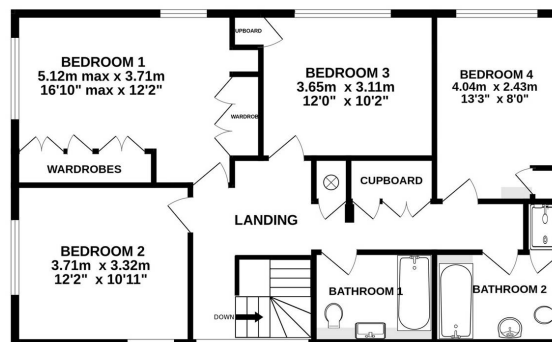




GROUND FLOOR 130.3 sq.m. (1402 sq.ft.) approx.



1ST FLOOR 84.0 sq.m. (905 sq.ft.) approx.



TOTAL FLOOR AREA : 214.3 sq.m. (2307 sq.ft.) approx.

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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New! Elegant mid-century 4 BEDROOM 2 BATHROOM 3 RECEPTION DETACHED HOUSE with DOUBLE GARAGE and BEAUTIFUL SOUTHWESTERLY GARDEN at a coveted prestige address off Ham Common.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- New! Elegant mid-century 4 BEDROOM 2 BATHROOM 3 RECEPTION DETACHED HOUSE with DOUBLE GARAGE and BEAUTIFUL SOUTHWESTERLY GARDEN at a coveted prestige address off Ham Common.
- Immaculate grounds with verdant lawn, patio dining and entertaining areas, landscaped frontage and driveway off street parking for 2 + vehicles.
- Atrium style entrance hall with impressive wood floor and compass feature flooded with light from the 1st floor landing above with floor to ceiling windows looking towards Ham Common woods.
- Triple aspect main reception over 23 ft x 17 ft at max with fireplace and hardwood floor : Lovely dining room overlooking the garden : Double aspect 17 ft Reception 3 with French doors to the patio.
- Wide kitchen/diner over 16 ft across with integral appliances, island unit,+ space for table & chairs. Additional 11 ft breakfast area and separate utility room with sink, worktops, and side access.
- Sunny double aspect main bedroom over 16 ft x 12 ft with generous range of fitted wardrobes : Bedroom 2 also double aspect : Inbuilt wardrobe cupboards to bedrooms 3 & 4

**MERVYN
SMITH**
SALES & LETTINGS



second
ver. Ground

3 and over
ver with



boarded storage left



Entrance Hall

Elegant hall has wood flooring with a central compass rose feature, coatrack and radiator. The atrium style design of the entrance floods the hall with light from the floor to ceiling windows on the landing above. Door off to cloakroom.

Ground Floor Cloakroom

WC, wash hand basin set in vanity shelf with cabinet under, tiled wainscot, frosted window.

Main Triple Aspect Reception Room

23' 5" x 17' 4" (7.13m x 5.29m)

Gas fired wood burner style stove in fireplace with wood mantelshelf and tiled hearth, recessed shelving above, radiators in decorative cabinets, African hardwood flooring, windows to front aspect, French doors and windows out to patio and garden via both the rear and the side, automated electric curtain track.

Dining Room/Reception 2

12' 0" x 11' 5" (3.66m x 3.47m)

Wood laminate flooring, rear window to garden, radiator, arch through to reception 3.

Reception 3/TV Room

17' 0" x 8' 0" (5.17m x 2.44m)

Double aspect room with French doors to the rear out to patio and garden, additional window to side, wood laminate floor, radiator, double doors through into breakfast room.

Kitchen/Diner

16' 6" x 11' 4" (5.04m x 3.45m)

Units fitted at eye and base level, worktops and tile splashbacks, inset sink unit, inset hob, inbuilt oven, integral fridge and freezer, integral dishwasher, tiled floor, central island unit, space for table and chairs, radiator in cabinet, windows to frontage and two additional skylight windows over, personal door into garage and door into separate utility.

Breakfast Room

11' 6" x 8' 2" (3.51m x 2.49m)

Wood laminate floor, radiator in cabinet



Entrance Hall

Elegant hall has wood flooring with a central compass rose feature, coatrack and radiator. The atrium style design of the entrance floods the hall with light from the floor to ceiling windows on the landing above. Door off to cloakroom.

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11' 6" x 8' 2" (3.51m x 2.49m)

Wood laminate floor, radiator in cabinet.

Utility Room

9' 1" x 6' 6" (2.78m x 1.97m)



FRONT GARDEN

Landscaped approach with lawns, paving, borders and planted areas.

REAR GARDEN

Beautiful and very secluded rear garden with main area laid to verdant grass lawn, feature patio areas to rear and sides of house, planted areas with trellis and hedge screens, rear greenhouse.

DOUBLE GARAGE

2 Parking Spaces

Twin up and over doors into large garage over 17 ft x 16ft with power and light, personal rear door into the kitchen, pitched roof over with large boarded storage loft.

OFF STREET

3 Parking Spaces

Granite sett driveway into the garage affording off street parking for 2+ vehicles.





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- Wide kitchen/diner over 16 ft across with integral appliances, island unit,+ space for table & chairs. Additional 11 ft breakfast area and separate utility room with sink, worktops, and side access.
- Sunny double aspect main bedroom over 16 ft x 12 ft with generous range of fitted wardrobes : Bedroom 2 also double aspect : Inbuilt wardrobe cupboards to bedrooms 3 & 4.
- Stylishly refurbished main bathroom, plus second bathroom with both bath and walk in shower. Ground floor cloakroom off the hall.
- Large garage over 17 ft x 16 ft with twin up and over doors, power and light, and pitched roof over with boarded storage loft



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