

Finch Drive, Great Bentley  
CO7 8PU  
£330,000 Freehold





- CHAIN FREE
- DETACHED HOUSE
- CUL-DE-SAC LOCATION
- EXTENDED
- THREE BEDROOMS
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- TWO RECEPTIONS
- DRIVEWAY
- GARAGE

\*\* RARELY AVAILABLE EXTENDED DETACHED FAMILY HOME in a QUIET CUL-DE-SAC with NO ONWARD CHAIN \*\*

Fabulous extended detached house which is located in a quiet cul-de-sac, close to the heart of the village. Despite needing a touch of modernisation, this residence holds immense potential for transformation into a dream home. Benefiting from its proximity to local shops, outstanding primary school and a train station with direct links to London, it offers the perfect setting for both families and couples.

There is a porch, spacious living room, separate dining room/second reception, kitchen and cloakroom. To the first floor there are three bedrooms, two of them are doubles, the third one is a good sized single room.

The unique feature of this property is its westerly facing established garden which with vision would, provide an outdoor space perfect for children to play or for hosting summer barbecues. Further enhancing the appeal of this property is the garage and off-road parking which offers convenient and secure parking.

This property represents an excellent opportunity to acquire a fantastic family home in a desirable location.



The accommodation with approximate room sizes are as follows:

**ENTRANCE PORCH**

5' 3" x 3' 4" (1.60m x 1.02m)

Double glazed entrance door, windows to two elevations and further part glazed door to:

**ENTRANCE HALLWAY**

12' 6" x 5' 3" (3.81m x 1.60m)

Staircase to first floor landing, storage cupboard under stairs, radiator and built in storage cupboard.

**LIVING ROOM**

20' 7" x 11' 10" (6.27m x 3.60m)

Double glazed window to front and side elevations, double glazed sliding patio doors to rear garden. Two red brick fire surround with electric log effect fire, radiators. Glazed doors to:

**DINING ROOM/SECOND RECEPTION**

12' 7" x 12' 2" (3.83m x 3.71m)

Double glazed borrow light window to front elevation, double glazed window to rear elevation. Fire surround with electric fire, radiator.

**KITCHEN**

11' 0" x 9' 4" (3.35m x 2.84m)

Double glazed window to rear elevation, double glazed frosted door to side elevation. Single bowl single drainer sink unit with cupboards under, range of floor standing cupboards drawers and units with adjacent work surfaces, wall mounted cupboards. Filter hood over four ring ceramic hob, electric oven inset to tall standing storage unit. Space for washing machine, built-in boiler cupboard with Baxi gas fired boiler. Tiled splash backs, radiator.

**CLOAKROOM**

6' 0" x 3' 11" (1.83m x 1.19m)

Double glazed frosted window to side elevation, drop light switch. Low level WC and pedestal wash hand basin, radiator.



#### **FIRST FLOOR LANDING**

12' 3" x 12' 0" (3.73m x 3.65m)

Access to loft space, built in airing cupboard.

#### **BEDROOM ONE**

12' 3" x 12' 0" (3.73m x 3.65m)

Double glazed window to front and side elevations, fitted wardrobe cupboard, radiator.

#### **BEDROOM TWO**

11' 5" x 9' 9" (3.48m x 2.97m)

Double glazed rear and side elevations, radiator.

#### **BEDROOM THREE**

9' 6" x 9' 4" (2.89m x 2.84m)

Double glazed window to rear elevation, radiator.

#### **BATHROOM**

9' 9" x 6' 6" (2.97m x 1.98m)

Double glazed frosted window to front elevation. Low level WC, pedestal wash hand basin and panel bath with hand grips and mixer tap shower spray. Tiled walls and tiled flooring, extractor fan, radiator.

#### **FRONT GARDEN**

Open plan front garden with flower beds and borders. Driveway providing off road parking giving access via double wooden gates to Garage at the rear.

#### **REAR GARDEN**

Established, westerly facing, lawned area flower beds and borders, green house, Wendy house averey and access to garage.

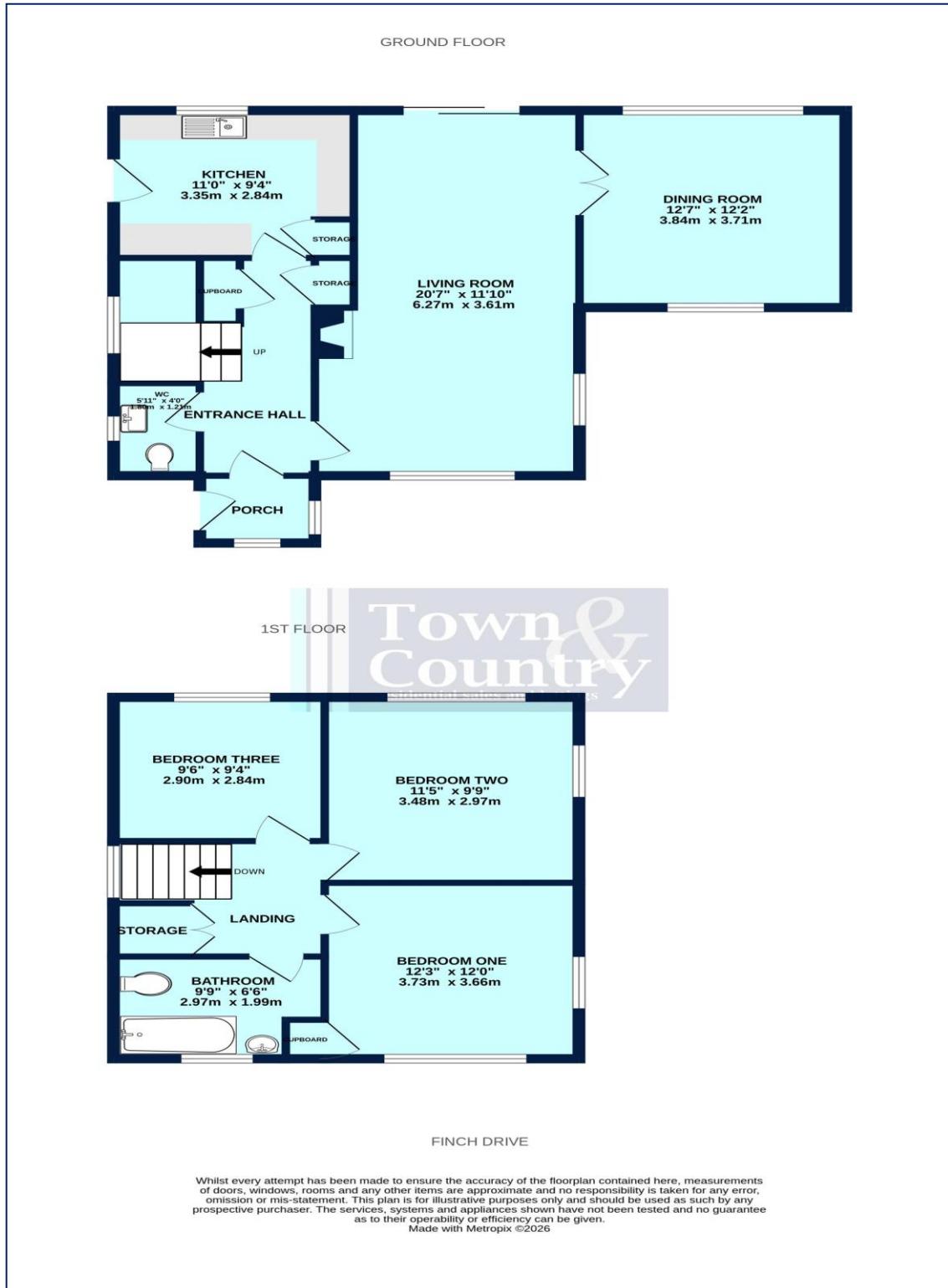
#### **GARAGE**

18' 0" x 8' 11" (5.48m x 2.72m)

Detached garage with roll up electric door, power and lighting.







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