



- An extended semi-detached home enjoying a tucked away position
- Entrance lobby into lounge with under stair recess ideal for study area
- Fitted kitchen with a range of units, gas central heating, double glazing
- Impressive extension, lofty ceiling with Velux windows and doors to garden
- One decent sized double bedroom with walk in wardrobe and storage
- Attractive bathroom, sunny rear garden, and private drive parking



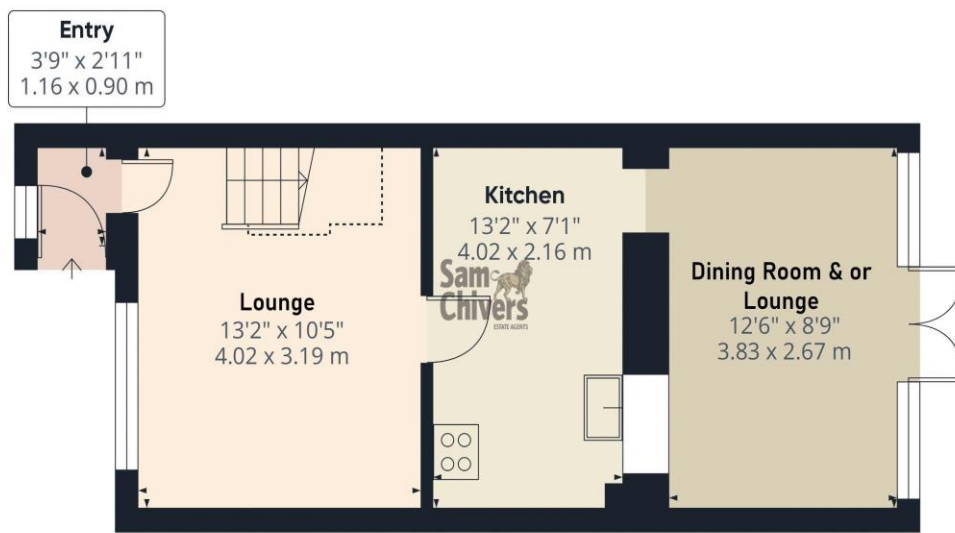
"A smart one-bedroom semi-detached house which benefits from a full width ground floor extension to the rear, has a sunny garden, private drive parking."

The accommodation comprises an entrance lobby opening into a lounge with a window having a pleasant view and handy understairs recess that provides natural space for a desk. There is a fitted kitchen which flows nicely into the extended area of the property which boasts lofty ceilings with Velux windows, this is a versatile room which could be used as a lounge and or dining room with French doors opening onto the garden. On the first floor is a decent sized double bedroom with walk in wardrobe plus store cupboard and an attractive bathroom with spa bath and separate shower enclosure. Gas central heating and double glazing.

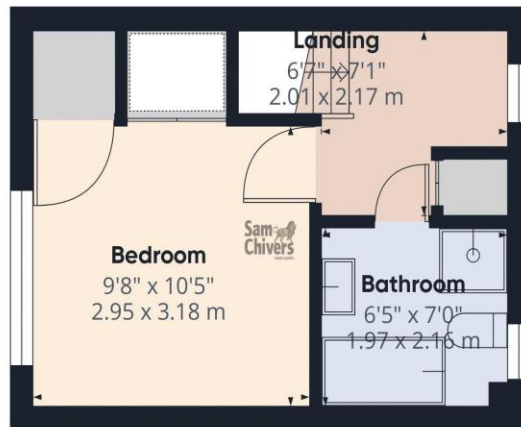
Outside to front is a riverside pedestrian pathway leading to an enclosed front garden, steps to front door and side path to rear garden. The rear garden comprises a decked patio, level lawn and steps leading to private hard stand parking with storage shed. Offered for sale with no onward chain.

Tenure: Freehold. **Council Tax Band:** B.





Floor 0



Floor 1



Approximate total area⁽¹⁾

559 ft²
51.9 m²

Reduced headroom

14 ft²
1.3 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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