

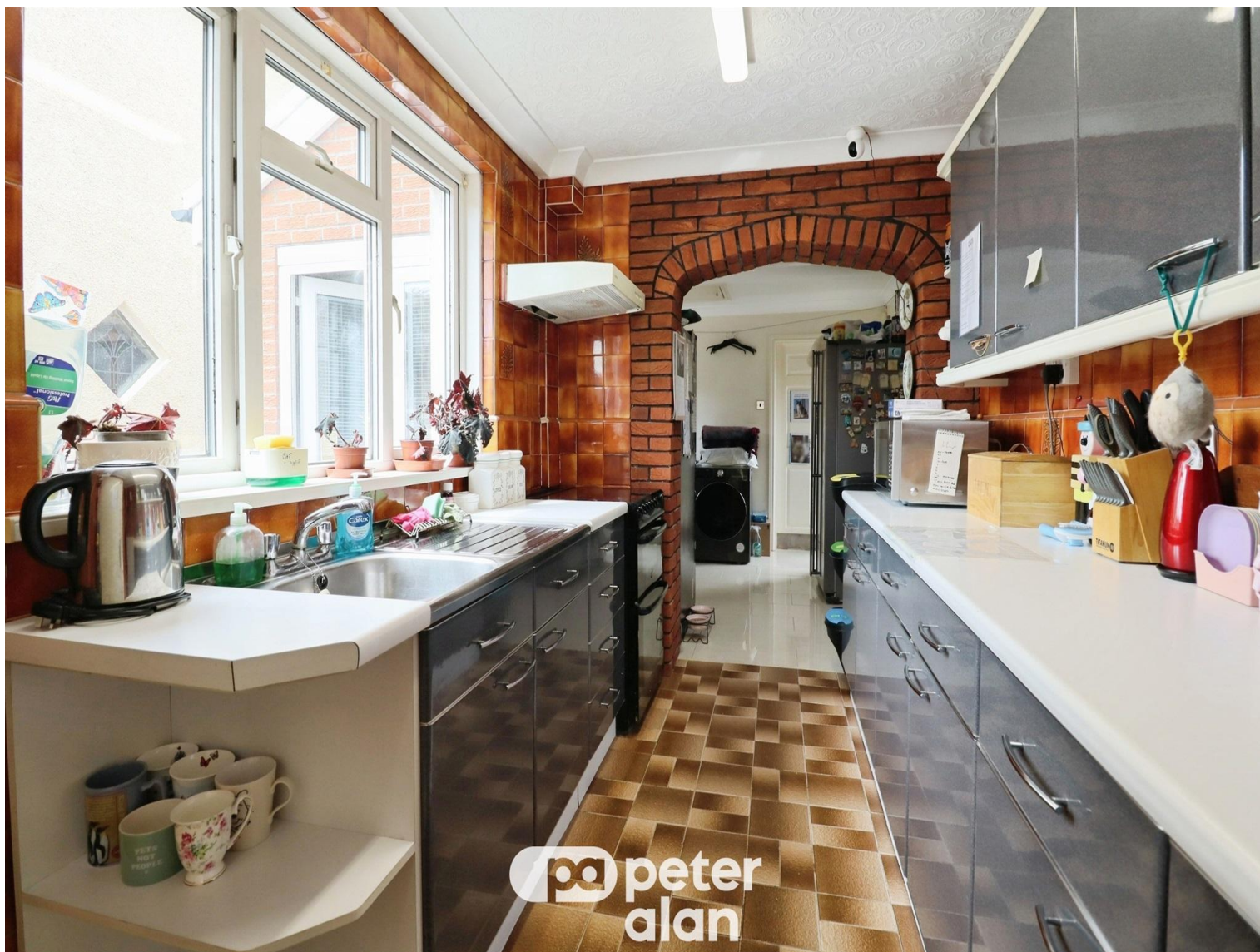


Timbers Square, £400,000

- THREE RECEPTION ROOMS
- UTILITY AREA
- THREE BEDROOMS
- LARGE EXTENSION
- DRIVEWAY
- EPC Rating: C



 4  2  1



About the property

Spacious Extended three-Bedroom Family Home in Timbers Square.

Situated in the sought-after Timbers Square development, this generously sized three-bedroom family home benefits from a substantial rear extension, creating an exceptional amount of living space throughout.

The ground floor offers three spacious reception rooms, providing versatile accommodation ideal for family living, entertaining, home working, or a playroom. The property also features a well-proportioned kitchen with adjoining utility space, offering practical day-to-day convenience.

Upstairs, there are three good-sized bedrooms and family bathroom facilities, making this an ideal home for growing families.

Externally, the property enjoys a private rear garden, perfect for outdoor dining and recreation, while a driveway to the front provides off-road parking.



Accommodation

Entrance

Kitchen

8' x 7' 1" (2.44m x 2.16m)

Utility

14' 4" x 10' 5" (4.37m x 3.17m)

Lounge

26' 9" x 12' (8.15m x 3.66m)

Dining Room

10' 6" x 10' 3" (3.20m x 3.12m)

Family Room

16' 1" x 14' 6" (4.90m x 4.42m)

Conservatory

14' x 12' 6" (4.27m x 3.81m)

Landing

Bedroom One

14' 8" x 11' 2" MAX (4.47m x 3.40m MAX)

Bedroom Two

12' 6" x 9' 1" MAX (3.81m x 2.77m MAX)

Bedroom Three

9' 7" x 7' 2" (2.92m x 2.18m)

Bathroom

Rear Garden

02920 462246

albanyroad@peteralan.co.uk

Floorplan



Total floor area 169.2 m² (1,821 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

