

Manor Road North, KT10

£1,025,000 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

To the front sits a generous reception room with a wide bay window, allowing natural light to flood in. There is a further reception room providing flexibility as a snug, playroom or second sitting area, as well as a separate study which is increasingly valuable for those working from home. To the rear, the kitchen/dining room forms the heart of the house. This is a great space as it stands, with excellent natural light from the bay and direct access out to the garden. It is perfectly usable now, with clear potential to open up or extend further (STPP) to create a larger open-plan arrangement in time. Upstairs, the house continues to deliver. There are four well-proportioned bedrooms, including two generous doubles with bay windows and built-in storage, alongside two further double bedrooms. A family bathroom serves this floor. The Garden Stretches to 77ft and enjoys a southerly aspect.

Double fronted four-bedroom semi-detached family home in great decorative condition

Off street parking for multiple vehicles

South-facing rear garden approx. 77ft

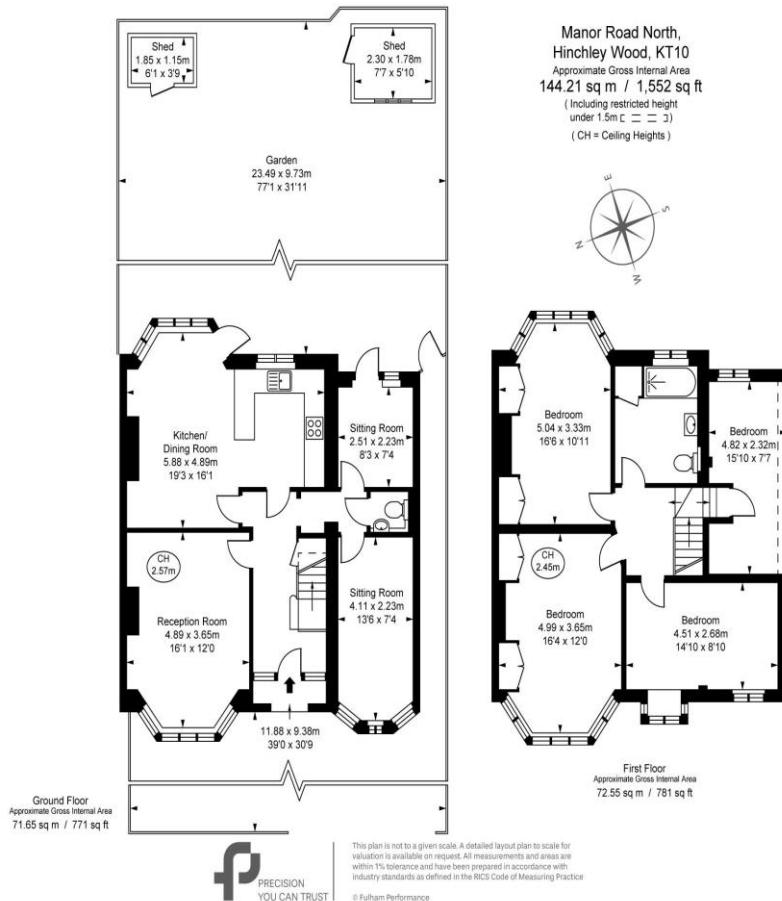
Located close to both Hinchley Wood station and the Pottery. Pot Stairs extend to rear and loft (STPP)

Manor Road North, KT10

£1,025,000 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Tenure: Freehold

Council Tax: E

Local Authority:

EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.