

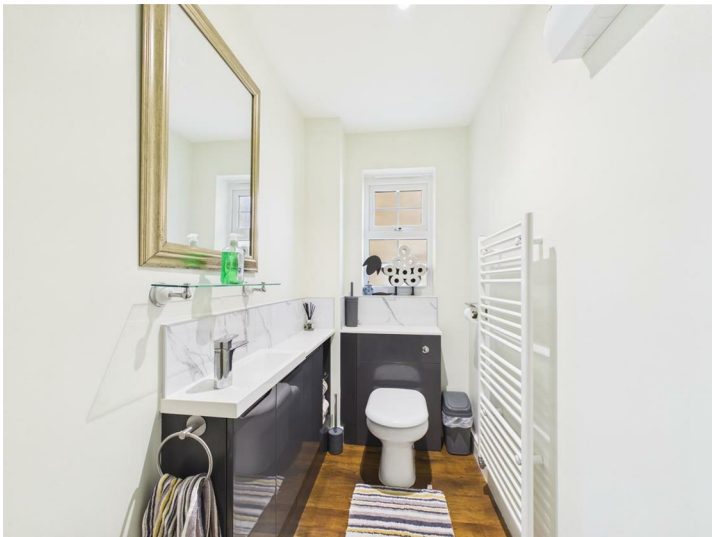
A spacious executive detached family home situated within a small and select cul-de-sac on the northern outskirts of town, enjoying a peaceful setting close to open countryside whilst remaining just minutes from the town centre and mainline railway station.

The well-presented accommodation comprises a welcoming reception hall, dual-aspect sitting room, separate dining room with patio doors opening onto the garden, study, refitted cloakroom and a refitted kitchen/breakfast room with adjoining utility room. To the first floor are four generous bedrooms, all benefiting from wardrobes or built-in storage, including a principal bedroom with a refitted en-suite shower room, together with a refitted family bathroom.

Further benefits include double glazing, gas central heating (new boiler fitted in 2025), an integral garage and ample off-road parking. To the rear is a fully enclosed south-facing garden with patio seating areas, lawn and mature borders.

Ideally positioned for access to the M4 motorway and direct rail services to London Paddington, the property is offered with no onward chain and internal viewing is highly recommended.

- Spacious executive detached family home in a small select cul-de-sac
- Just minutes from the town centre and mainline railway station
- Principal bedroom with refitted en-suite shower room
- Dual-aspect sitting room plus separate dining room and study
- South-facing enclosed rear garden with patio seating areas
- Sought-after location close to open countryside
- Four generous bedrooms all with wardrobes or built-in storage
- Refitted kitchen/breakfast room with adjoining utility room
- Refitted family bathroom and ground floor cloakroom
- NO ONWARD CHAIN, integral garage, ample parking and new boiler fitted in 2025







Ground Floor



First Floor

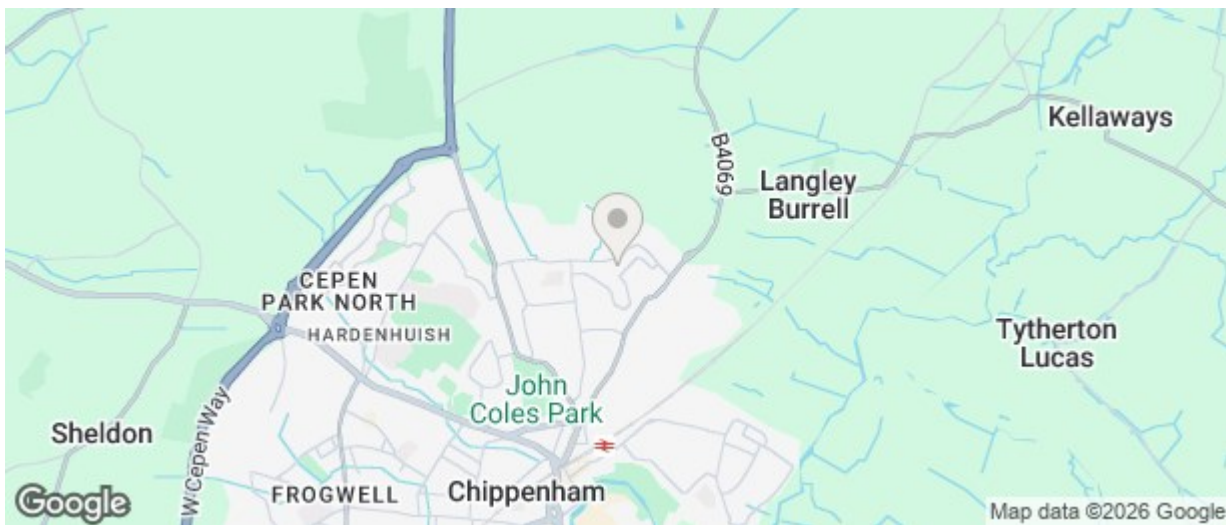


Approximate total area⁽¹⁾
1806 ft²
167.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing