



- A mature detached property occupying a large plot, much sought after location
- Presented in good order however requiring general cosmetic updating
- Lounge to front with a pleasant open aspect, kitchen overlooking garden
- Dining room opening into a conservatory overlooking garden
- Three bedrooms and shower room (originally a bathroom)
- Extensive private drive, garage, and large sunny garden



"A mature dormer style detached property occupying a large plot and situated in a much sought after residential location, offered for sale with no onward chain".

The accommodation is arranged over two floors having received a loft conversion during the 1970's comprising a handy entrance porch opening into a central entrance hallway. The lounge situated to the front has a large picture window giving a pleasant open aspect. A fitted kitchen overlooks the garden with side door and steps leading to a pathway which connects the front drive, garage, and rear garden. There is a dining room with staircase rising to first floor and patio doors opening into the conservatory which enjoys a relaxing view of the garden and in turn opens onto the garden. A double bedroom is also situated on the ground floor and a tiled shower room (originally a bathroom). On the first floor are two bedrooms, one being a large double and the other a decent sized single bedroom.

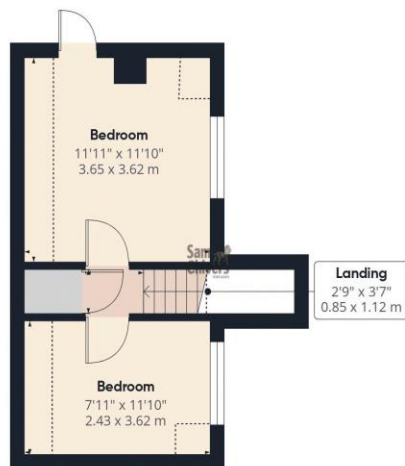
Outside to front is an extensive private drive leading to the garage and gravelled flower gardens. Gated access leads into a large, enclosed garden measuring approx. 25 metres in length x 16 metres in width with lawns, patio areas, mature planting, summer house and garden shed. The garage has power, lighting, door to side and window to rear. Gas central heating and double glazing.

Tenure: Leasehold. **Council Tax Band:** D.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m

1241 ft²
115.2 m²

Reduced headroom

51 ft²
4.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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