



Hollybush Road  
Northgate, RH10 8EB

**£650,000**



Astons are delighted to offer to the market this stunning extended detached bungalow, which has been extensively improved by the current owners. A stand out feature of the property is the spacious refitted kitchen/dining room with large island unit, integrated appliances and bi-fold doors to the garden. The bungalow further benefits from a large living room, three good sized bedrooms and a refitted shower room.

Outside the bungalow enjoys the benefit of a large rear garden which is secluded and offers a expansive paved patio terrace, which is ideal for relaxing and entertaining. To the front there is plenty of parking on the driveway with side access leading to the rear.

Surrounded by a friendly community and located close to local amenities this home presents an excellent opportunity for those looking to settle in a tranquil yet accessible location. Whether you are a first-time buyer or looking to downsize, this bungalow is sure to impress with its practical layout and inviting atmosphere. Don't miss the chance to make this lovely property your new home.



### Hallway

Part double glazed front door, wood effect LVT flooring, obscured double glazed window, radiator, access to the loft space, doors to:

### Bedroom One

Double glazed box bay window to the front, radiator.

### Bedroom Two

Double glazed window box bay window to the front, radiator.

### Bedroom Three

Double glazed window to the side, radiator.

### Kitchen/Dining Room

A stunning room which has been significantly extended and refitted to create a lovely social space comprising a range of base and eye level units with quartz work surfaces over, large central island unit with a breakfast bar to one side and an inset sink unit with a shower style mixer tap and waste disposal. Inset hob with a back plate and extractor fan over, integrated fridge/freezer, dishwasher and washing machine, peninsular divide to the dining area, wood effect LVT flooring, two feature vertical radiators, lantern style double glazed roof light window, double glazed door to the side, double glazed bi-fold doors to the garden, doors to:

### Living Room

Double glazed French casement doors to the garden with double glazed windows to either side, two feature vertical radiators.

### Shower Room

Refitted white suite comprising a large walk-in shower cubicle with a fixed rainfall and separate hand held head, hand basin with a mixer tap and vanity unit below, part tiled walls, obscured double glazed window, wood effect LVT flooring, heated towel rail.

### To The Front

The property has a driveway to the front and extends to the side, which provides parking for several cars, fence enclosed, side access to the rear.

### Rear Garden

The garden forms an important feature of the property as it

is a good size and enjoys a good degree of seclusion. A stand out feature is a large paved patio terrace adjacent to the bungalow, which provides a wonderful social, entertaining space. This leads onto a lawned area with fence enclosed borders. There a selection of outbuildings including a large work shop to the rear.

### Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.











Approximate total area<sup>(1)</sup>

1434 ft<sup>2</sup>  
133.3 m<sup>2</sup>

Balconies and terraces

1199 ft<sup>2</sup>  
111.4 m<sup>2</sup>



(1) Excluding balconies and terraces

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