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£1,295,000

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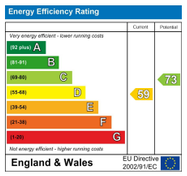
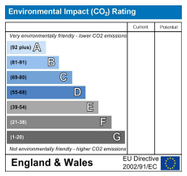
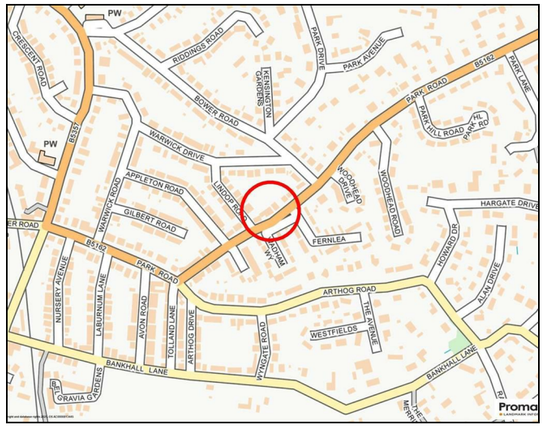
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)







overview

A SUPERBLY PROPORTIONED AND BEAUTIFULLY PRESENTED, EDWARDIAN SEMI DETACHED FAMILY HOME LOCATED ON THIS DESIRABLE ROAD CLOSE TO HALE VILLAGE. 3666 SQFT

Hall. Cloaks/WC. Lounge. Dining Room. Breakfast Kitchen. Six Double Bedrooms. Two Bathrooms. Driveway. Garage/Store. Superb Gardens.

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A well presented beautifully proportioned Six Bedroom, Three Bathroom Edwardian Semi Detached family home located on his desirable road within walking distance of Hale Village with its range of fashionable shops, restaurants and bars, offering fantastic family accommodation arranged over Four Floors including Cellars extending to approximately 3666 square feet.

The property has many period features and enjoys excellent specification and bathroom fittings.

The Ground Floor provides a covered Porch leading through to a spacious Hall with staircase rising to the Upper Floors. Cloakroom and stairs to the Cellar.

The Lounge enjoys a fireplace feature with bay window to the front whilst the Dining Room overlooks the rear garden. There is a connecting door to the adjacent Breakfast Kitchen which has been extended to provide full height feature patio doors and windows giving aspect to and enjoying aspect of the garden.

The Kitchen is fitted with an extensive range of traditional style of units arranged around a central island unit with space for freestanding appliances.

The Lower Ground Floor Cellars, whilst may not comply with modern building regulations, do none the less have plaster boarded walls and ceilings and provide additional family living space. Off the Lower Hall there is a Family Living Room with window to the front, a fitted Utility Room with Garden access, a large walk in Pantry and a Bathroom serving this floor.

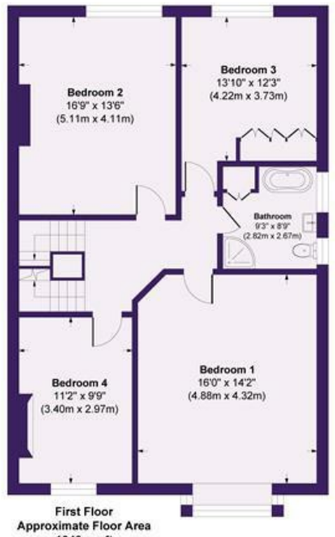
Over the Two upper Floors there are Six Bedrooms (Five Double and One Single) served by Two Bathrooms, one positioned on each floor with a Principal Bedroom at First Floor level having a bay window feature and adjacent Bathroom. The Two Bedrooms to the Top Floor are located under the eaves of the property with attractive sloping ceilings. There is also extensive under eaves storage space.

Externally, a Driveway provides excellent off street parking and in turn leads to the attached Single Garage with Loft Storage.

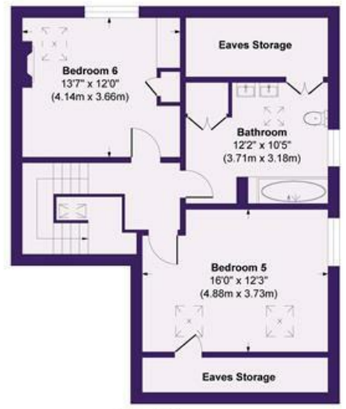
The Garden to the rear is of a fantastic size with patio area adjacent to the back of the house accessed from the Breakfast Kitchen. Beyond, the Garden is laid to lawn with well stocked borders and substantial trees within the boundaries of this and neighbouring property providing an excellent outlook and excellent screening.

This fantastic South West facing Garden setting enjoys sun throughout the day and completes this first class family home in a great location.

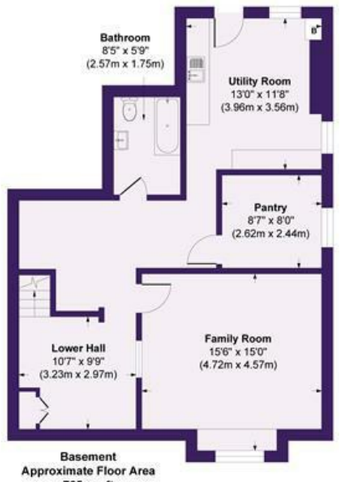
- Freehold
- Council Tax Band G



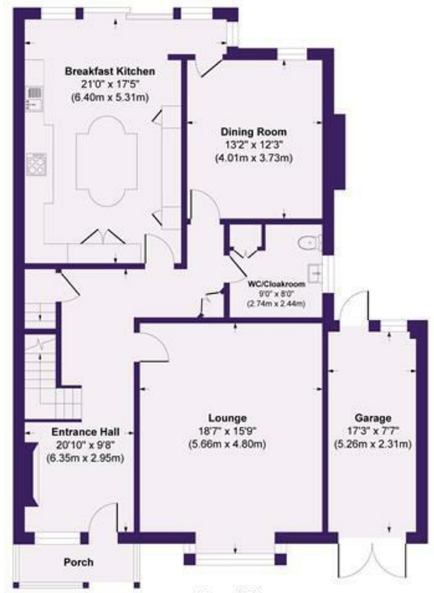
First Floor
Approximate Floor Area
1045 sq. ft
(96.89 sq. m)



Second Floor
Approximate Floor Area
599 sq. ft
(55.64 sq. m)



Basement
Approximate Floor Area
765 sq. ft
(71.07 sq. m)



Ground Floor
Approximate Floor Area
1256 sq. ft
(116.68 sq. m)

Approx. Gross Internal Area 3666 sq. ft / 340.28 sq. meters

Whilist every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for Illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.