



Grosvenor Road, Oxton

Guide Price **£485,000**

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

And as they say, it's all in the detail. Exceptionally and impeccably executed; this glorious home has been refurbished and extended with major works completed just Sept.'24 - part of that renovation including a hugely appealing ground floor rear extension within which is a beautiful, bespoke fitted kitchen.

Of course there is much more besides with various 'features' to look out for during your tour.

However, before we go into further detail of the standards of presentation within, we'd also like to immediately draw your attention to the outdoor space.

For this property has what we are going to describe as a significant 'secret' garden. Beyond the proportionately sized garden plot with its fanned-shaped patio and new composite decked patio (positioned so to enjoy those late afternoon BBQs); is a large additional garden area. We would refer you to our location plan below to give you an idea of size.

This extra garden plot offers extraordinary and genuinely rare to find family garden space; private and secure and a simply fabulous place for the kids and all their friends to enjoy. (Note the summer house for further entertainment.)

Back to the house itself; we hope our photo slideshow whets the appetite. We say it's as adorable if not more so than our images.

Of course, kitchen and bathrooms are usually the main attraction during your house hunting; perhaps the garden comes next on your priority list?

Both kitchen and bathroom are beautiful. The kitchen is, as we mentioned, bespoke and rather than detailing every smartly designed nook and cranny, we prefer to invite you to engage with and experience the 'whole' for yourself; confident you'll be suitably impressed.

This vast, stunning family reception kitchen room has two other features - one obvious, the other not.

There's underfloor heating throughout (note the wood burner too); and there are a wide set of black aluminum doors enjoying perfectly private garden views. (For further natural light, see the XXL Velux window roof lights.)

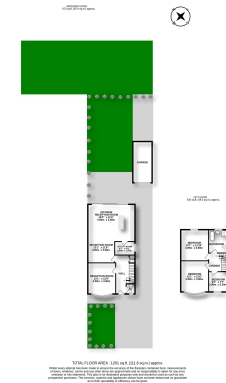
Decor is neutral, tasteful, but for the downstairs bathroom. This being more wacky and fun— combined







TOTAL FLOOR AREA: 1483 sq. ft. (137.8 sq. ft.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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	

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