



Total area: approx. 108.4 sq. metres (1167.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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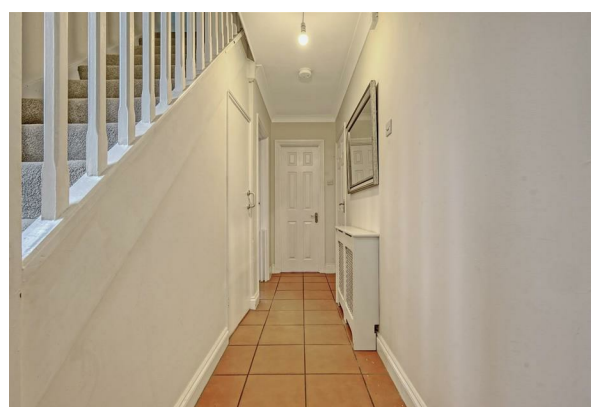
## GROVE VILLAS, GREAT SALING

### £450,000



## GROVE VILLAS GREAT SALING

We are pleased to offer this three double bedroom semi-detached family home located in the desirable village of 'Great Saling'. In brief the accommodation on the ground floor comprises:- entrance hall, kitchen/dining room, living room, bedroom four/formal dining room and a cloakroom. On the first floor there are three double bedrooms and a family bathroom. Externally the property boasts gated driveway parking for various vehicles, front and rear gardens.





- **Four Double Bedrooms**
- **Semi-Detached Family Home**
- **Front & Rear Gardens**
- **Gated Driveway Parking**
- **Kitchen/Dining Room**
- **Playroom/Bedroom Four**
- **Living Room**
- **Cloakroom & Family Bathroom**
- **Desirable Location**
- **Viewing Advised**

**Entrance Hall**

Window to side aspect, fully tiled flooring, ceiling mounted light fitting, smoke detector, under stairs storage cupboard, stairs rising to first floor landing, doors leading to:-

**Living Room**

15'3" x 13'6" (4.67 x 4.14)

French doors to rear aspect leading to rear garden with windows either side, window to front aspect, ceiling mounted light fitting, tiled flooring, brick built fire place with wood burning stove, Sky T.V point, two radiators.

**Kitchen/Dining Room**

22'11" x 14'0" (7.01 x 4.27)

Various windows to multiple aspects, frosted door to side aspect leading to rear garden, fitted with a range of eye and base level units with granite affect working surface over, space for fridge freezer, integrated oven, integrated grill, inset sink and drainer unit with mixer tap over, space for dishwasher, space for washing machine, space for tumble dryer, inset four ring electric hob with extractor fan over, built in storage cupboard, various inset spotlights, various power points, Sky T.V point, radiator, archway leading to:-

**Bedroom Four/Playroom**

11'1" x 9'6" (3.38 x 2.92)

Window to front aspect, window to side aspect, wooden flooring, various power points, telephone point, radiator, ceiling mounted light fitting.

**Cloakroom**

Wash hand basin with vanity unit and mixer tap over, tiled splash back, low level W.C, window to rear aspect, tiled flooring, radiator.

**First Floor Landing**

Door to airing cupboard, access to loft which is insulated and fully boarded with lighting, ceiling mounted light fitting, doors leading to:-

**Principal Bedroom**

14'7" x 10'7" (4.47 x 3.25)

Window to front aspect, window to rear aspect, various power points, two ceiling mounted light fittings, radiator.

**Bedroom Two**

13'1" x 9'3" (4.01 x 2.84)

Window to front, ceiling mounted light fitting, radiator, various power points, built in storage cupboard.





**Bedroom Three**

10'2" x 10'0" (3.12 x 3.05)

Two windows to rear aspect, various power points, radiator, Sky T.V point, ceiling mounted light fitting, doors leading to:-

**Family Bathroom**

Opaque window to rear aspect, fitted with a three piece suite comprising wash hand basin with vanity unit and stainless steel mixer tap over, tile enclosed 'Jacuzzi Bath' with wall mounted shower attachment, low level W.C, wall mounted heated towel rail, fully tiled walls, ceiling mounted light fitting.

**Font & Rear Gardens**

The front garden is made up of mainly lawn with a footpath leading to the front door and to a timber gate granting access to the rear garden. The rear garden is enclosed by mature hedging and has been split into two sections. Directly outside the French Doors from the living room there is a patio area perfect for entertaining. A paved pathway leads to a timber gate providing access to the driveway. The garden benefits from a timber shed and decked seating area.

**Gated Driveway**

To the rear of the property is a block paved driveway providing parking for several vehicles accessed via double gates. The property backs onto the local playing fields.

