



## Pennard Close, offers over £270,000

- NO CHAIN
- Beautifully presented
- Perfect for families and first time buyers
- Two story outbuilding
- Not Overlooked
- Council tax band E
- EPC Rating: C



 4  2  1



## About the property

This well-proportioned four-bedroom townhouse offers flexible accommodation arranged over three floors, making it ideal for families or those seeking generous living space. On the ground floor, the home welcomes you with a spacious kitchen designed for both everyday use and entertaining, offering ample storage and worktop space. A convenient downstairs WC adds practicality, along with a small bedroom that could also serve as a home office, nursery, or guest room.

The first floor is dedicated to relaxation and social living, featuring a large and airy living room that provides a comfortable space to unwind or entertain, filled with natural light and complemented by two double Juliet balconies. This level also benefits from a well-sized double bedroom, perfect for guests or family members.

On the second floor, you will find two further double bedrooms, both offering excellent proportions. The principal bedroom enjoys the added luxury of a private en-suite shower room, while the remaining bedroom is served by a modern family bathroom, creating a practical and well-balanced layout.

Externally, the property boasts a private rear garden, complete with a useful and spacious two-story outbuilding, ideal for additional storage or hobby use. The property benefits from a double driveway and a garage. The home falls within Council Tax Band E and benefits from an EPC rating of C, reflecting its energy efficiency.

## Accommodation

### Ground Floor

#### Entrance Hallway

#### Cloakroom

#### Kitchen

15' 5" Max x 12' 2" ( 4.70m Max x 3.71m )

#### Bedroom 4

8' 10" x 8' 2" ( 2.69m x 2.49m )

#### Kitchen

15' 5" Max x 12' 2" ( 4.70m Max x 3.71m )

### First Floor

#### Bedroom 3/ Study

12' 2" x 8' 10" ( 3.71m x 2.69m )



**Living Room** 15' 5" x 12' 2" ( 4.70m x 3.71m )

**Second Floor**

**Bedroom 2** 12' 2" x 8' 10" ( 3.71m x 2.69m )

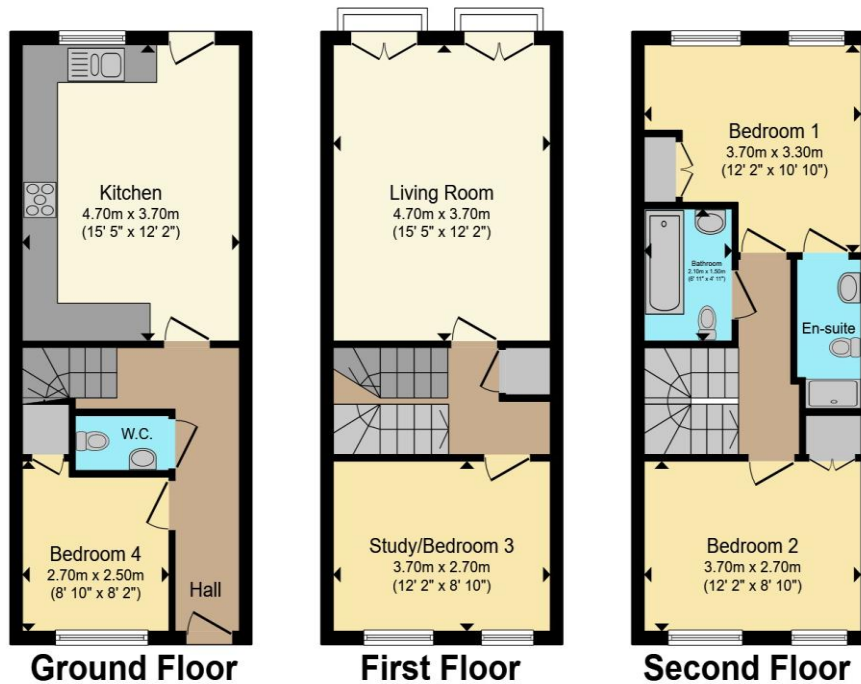
**Bedroom 1** 12' 2" Max x 10' 10" Max ( 3.71m Max x 3.30m Max )

**En Suite**

**Family Bathroom**

**Garden**

## Floorplan



Total floor area 103.2 m<sup>2</sup> (1,111 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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