



- An extended semi-detached property occupying a large level plot
- Entrance lobby into lounge with fireplace, archway into dining room
- Decent sized kitchen with door to garden, conservatory also onto garden
- Double bedroom, fully tiled shower room, handy cloakroom
- On the first floor are two bedrooms and easy loft access
- Extensive private drive to garage, West facing level garden to rear



"A three-bedroom semi-detached property enjoying an unusually large level plot which appreciates a sunny West facing aspect".

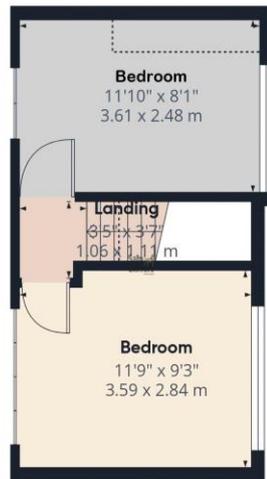
The accommodation comprises entrance lobby with handy cloakroom. Lounge to front with fireplace and archway opening into a dining room. From the dining room there are doors to kitchen, conservatory, internal lobby and staircase to first floor. The kitchen is a decent size providing a good range of units with door onto garden. The conservatory overlooks the rear garden also having access to the garden. Further on the ground floor there is a double bedroom with fitted wardrobes and access to the cloakroom. Fully tiled shower room. On the first floor are two bedrooms and door from landing into the loft space.

Gas central heating and double glazing.

Outside to front is a level garden and to the size an extensive private drive leading to the garage. Gated access leads into a fully enclosed and level west facing garden. The property is offered for sale with no onward chain and is ready for occupation.

Tenure: Freehold. **Council Tax Band:** C.





Approximate total area⁽¹⁾
 1142 ft²
 105.8 m²

Reduced headroom
 21 ft²
 1.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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39-54	E		
21-38	F		
1-20	G		

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.