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Frederick Neal Avenue

Lower Eastern Green CV5 7EP

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Shortland Horne are pleased to offer for sale this spacious and beautifully presented three-bedroom semi-detached family home, situated on the popular Frederick Neal Avenue in Eastern Green. Having been significantly extended, the property offers an excellent amount of versatile living accommodation and is particularly well suited to modern family life.

On the ground floor, the entrance hallway provides access to a generous separate lounge positioned to the front of the property, featuring a large bay window, feature fireplace and plenty of space for a substantial suite.

The real highlight of the home is the impressive extended kitchen and family living space to the rear. The contemporary kitchen is fitted with an extensive range of sleek units and work surfaces, complemented by integrated appliances, including Neff self vented hob and Neff hide and slide oven. The kitchen flows seamlessly into a further living area, creating a fantastic everyday family space.

Beyond this is the bright glazed conservatory/dining area, providing an excellent setting for entertaining and enjoying views across the rear garden. Extensive glazing and roof panels allow plenty of natural light into the space, while bi-fold doors open directly onto the outside seating area. Completing the ground floor is a modern shower room and access to the integral garage.

To the first floor are three well-proportioned bedrooms, including a particularly spacious principal bedroom with an extensive range of fitted mirrored wardrobes. The accommodation is completed by a beautifully finished contemporary family bathroom, featuring large-format tiling, a freestanding bath, modern vanity unit and WC.

Outside, the property benefits from a generous block-paved driveway providing ample off-road parking, together with access to the garage and an attractive front garden.

selling quality
property since 1995




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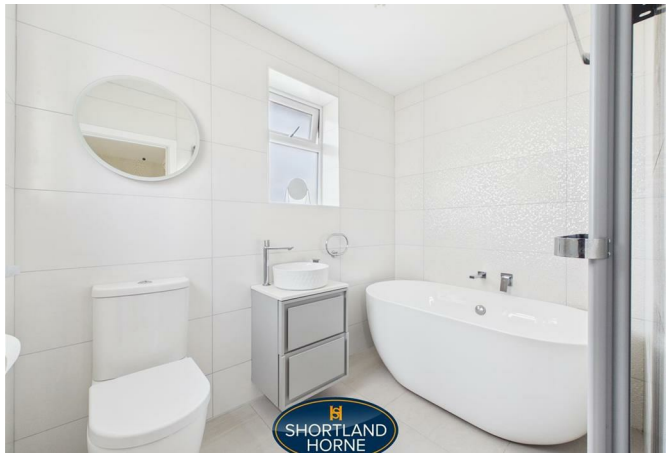

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Dimensions

GROUND FLOOR

Hallway
1.98m x 4.39m

Living Room
3.89m x 4.57m

Kitchen
2.31m x 4.47m

Living Area
6.27m 3.10m

Sunroom
3.00m x 2.54m

Shower Room
1.27m x 2.08m

Garage
2.44m x 1.42m

FIRST FLOOR

Landing
2.57m x 3.38m

Bedroom
2.79m x 4.19m

Bedroom
2.97m x 3.56m

Bedroom
2.39m x 2.46m

Bathroom
2.49m x 1.65m

OUTSIDE

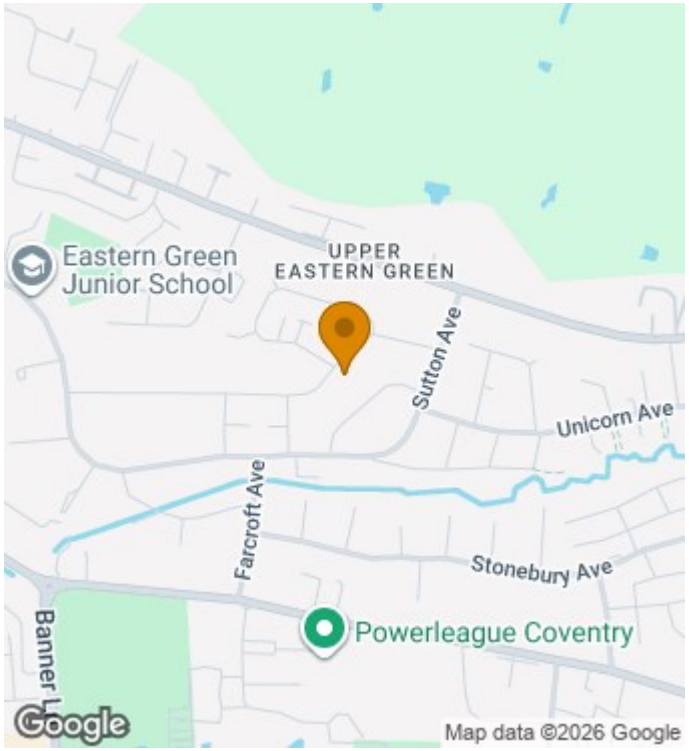
Garden

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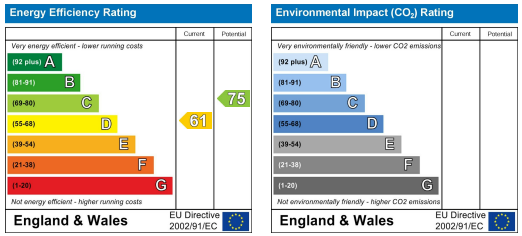
Floor Plan



Location Map



EPC



Total area: 1264.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

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