



DANIEL GREEN

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24 Wheelers Lane,  
Guide Price £475,000

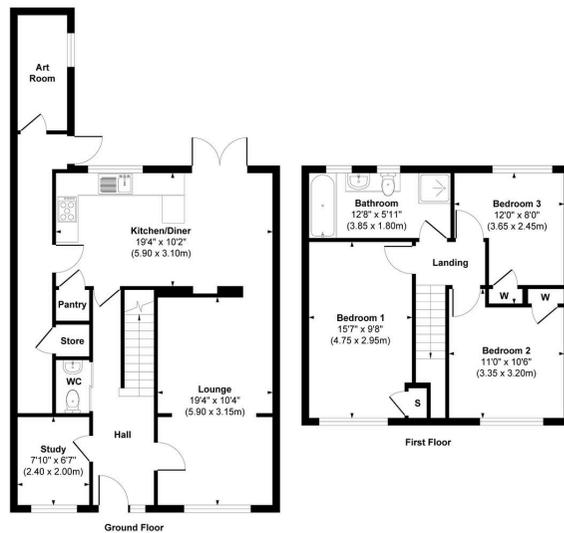
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- Beautifully renovated and extended three-bedroom family home
- Open-plan kitchen and dining room, ideal for entertaining
- Separate lounge plus versatile front reception room
- South-west facing rear garden enjoying afternoon and evening sun
- Boarded and insulated loft with ladder and loft conversion potential (STPP)
- Additional fourth bedroom / home office / stud
- Sun room providing additional living space overlooking the garden
- Utility area and additional hallway off the kitchen
- Located within Tudor Primary School catchment – approx. 5 minute walk
- Combi boiler (approx. 5–6 years old)



Just five minutes' walk from the highly regarded Tudor Primary School, this beautifully renovated three-bedroom family home with a versatile fourth bedroom/study, sun room and south-west facing garden offers stylish, flexible living for couples and growing families ready to upsize



Approx. Gross Internal Floor Area 1,212 sq. ft / 112.62 sq. m.  
 This floorplan is intended for illustrative purposes only and should be used as a general guide. All measurements are approximate and not to scale. Exact dimensions should be independently verified.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	