aj homes

Henfield Road,
Coalpit Heath, BS36 2UJ

PRICE: Offers In The Region Of £450,000

Property Features

- **End Of Terrace Cottage**
- **Three/Four Bedrooms**
- **Kitchen/Dining Room**
- **Living Room**
- **En-Suite Shower Room**
- **Detached Outbuilding Offering Additional Living Accommodation**
- **Enclosed Rear Garden**
- **Off Street Parking for Several Vehicles**
- **Views Over Open Fields**
- **No Onward Chain**

Full Description

Entrance Hall
Radiator, ceiling spot lighting.

Living Room
16'7" x 10'0" (5.08 x 3.06)
Two double glazed windows to the front, two radiators, ceiling spot lighting.

Inner Hall
Under stairs storage cupboard, stairs rising to the first floor landing, radiator.

Kitchen/Dining Room
12'10" x 10'1" & 10'3" x 7'11" (3.92 x 3.09 & 3.13 x 2.42)
Double glazed windows to the side and rear, double glazed door to the side, fitted with a range of wall and base units with roll edge work-surfaces over, tiled splash-backs,space for tumble dryer, space for washing machine, two built in electric ovens and gas hob with extractor over, ceiling spot lighting, space for fridge/freezer, one and a half bowl ceramic sink and drainer with mixer tap over integrated dishwasher, radiator, tiled flooring, Aga (non functioning), space for dining table.

Dining Room
13'7" x 7'11" (4.15 x 2.42)
Double glazed patio doors to the rear, access to the loft space (with boiler) radiator, television point.

Bedroom One
13'7" x 10'0" (4.15 x 3.06)
Double glazed window to the side, radiator.

En-Suite
Double glazed obscure window to the front, built in shower cubicle with shower over, low level w.c., pedestal wash hand basin, extractor, ceiling spot lighting, fully tiled walls, tiled walls, tiled flooring.

Landing
Door with stairs leading to the loft room with double glazed Velux window and radiator.

Bedroom Two
10'3" x 10'0" (3.13 x 3.06)
Double glazed window to the front overlooking fields, radiator.

Bedroom Three
9'3" x 7'11" (2.82 x 2.42)
Double glazed window to the rear, coved ceiling radiator.

Bathroom
Double glazed obscure window to the side, built in shower cubicle with shower over, low level w.c., pedestal wash hand basin, heated towel rail, tiled flooring, tiled walls.

Rear Garden
Enclosed rear garden, paved patio area, rear access gate, raised astro turf area, tap, door leading to the outbuilding.

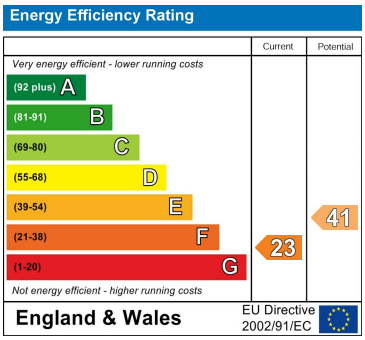
Outbuilding

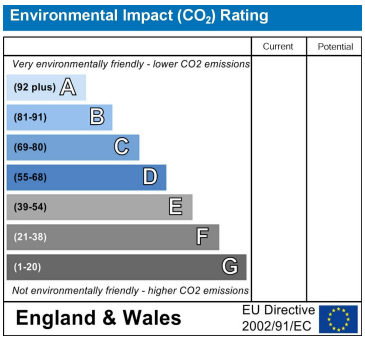
Living Room/Bedroom Four
14'4" x 9'11" (4.39 x 3.03)
Double glazed window to the side, door to the front, radiator, ceiling spot lighting, television point.

Utility Room
8'3" x 6'3" (2.53 x 1.92)
Double glazed Velux window, range of wall and base units with roll edge work-surfaces over, space for tumble dryer, space for washing machine, space for fridge.

Shower Room
Built in shower cubicle with shower over, pedestal wash hand basin

Front
Gravelled area providing off street parking for several vehicles. Pedestrian only access to rear access gate and bin store.

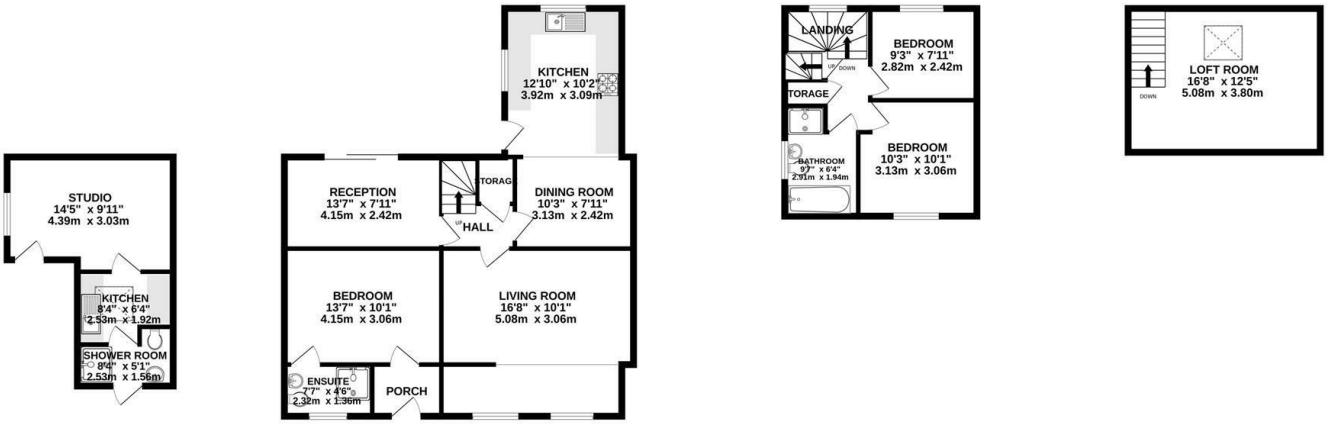




GROUND FLOOR
1025 sq.ft. (95.2 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.

2ND FLOOR
207 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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