



## The Heathers, ##Invalid £400,000

- WEST END - POPULAR SCHOOL CATCHMENT
- 4 DOUBLE BEDROOMS
- CORNER PLOT - LARGER THAN AVERAGE REAR GARDEN
- DRIVEWAY TO FRONT
- CLOSE TO TRANSPORT LINKS, SHOPS, PARKS, BEACHES
- EPC Rating: D



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  2





## About the property

A spacious and well-presented four double bedroom detached home on a generous corner plot, featuring a lounge with log burner, conservatory, larger-than-average garden, driveway and garage. Ideally located for excellent schools, amenities and transport links.

## Accommodation

### Entrance Hallway

### Cloakroom

### Kitchen

10' 8" x 7' 9" ( 3.25m x 2.36m )

### Lounge

14' 10" x 11' 4" ( 4.52m x 3.45m )

### Dining Room

11' 2" x 8' ( 3.40m x 2.44m )

### Conservatory

11' 5" x 10' 9" ( 3.48m x 3.28m )

### Landing



### Bedroom One

14' 1" x 8' 7" ( 4.29m x 2.62m )

### Bedroom Two

11' 3" x 8' 2" ( 3.43m x 2.49m )

### Bedroom Three

12' 2" x 8' 4" ( 3.71m x 2.54m )

### Bedroom Four

10' 9" x 6' 7" ( 3.28m x 2.01m )

### Garage

15' 7" x 8' 4" ( 4.75m x 2.54m )

### To Rear

Enclosed \*larger than average\* rear garden.

### Driveway To Front

### Agents Note

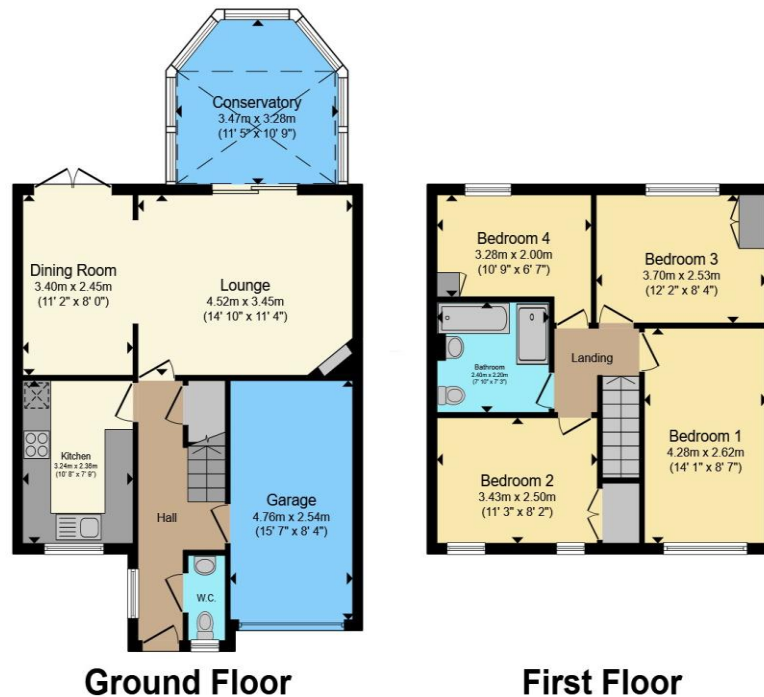
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



01446 733224

barry@peteralan.co.uk

## Floorplan



Total floor area 116.5 m<sup>2</sup> (1,254 sq.ft.) approx

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