



A beautifully presented four bedroom "chain free" home which is excellently located just a short walk to Grange Hill central line station, shops and amenities.

The property has a spacious lounge, a fitted kitchen / dining room and a guest cloakroom on the ground floor. There are two en-suites and a family bathroom.



- ◆ THE PROPERTY IS ALMOST 1,300 SQUARE FEET IN SIZE AND IS SET OVER THREE FLOORS WITH TWO RECEPTION ROOMS
- ◆ THE LOUNGE MEASURES 18' 8" x 10' 10" IN SIZE WITH A FITTED KITCHEN / DINING ROOM MEASURING 18' 7" x 8' 3" IN SIZE
- ◆ ON THE FIRST FLOOR THE MASTER BEDROOM HAS FITTED WARDROBES / STORAGE AND AN EN-SUITE SHOWER ROOM
- ◆ BEDROOMS THREE AND FOUR ARE ALSO LOCATED ON THE FIRST FLOOR AND A LARGE FAMILY BATHROOM

- ◆ BEDROOM TWO IS LOCATED ON THE SECOND FLOOR AND IS OF AN EXCELLENT SIZE WITH AN EN-SUITE SHOWER ROOM
- ◆ THE SOUTH FACING REAR GARDEN IS LOW MAINTENANCE WITH A PAVED PATIO, AN ARTIFICIAL LAWN AND A STORAGE SHED
- ◆ TO THE FRONT OF THE PROPERTY THERE ARE FLOWER BEDS AND TO THE SIDE OFF STREET PARKING FOR TWO CARS
- ◆ THE PROPERTY IS CLOSE TO EXCELLENT ROAD LINKS, FINE SCHOOLS, LOCAL SHOPS AND AMENITIES



Entrance Hall

Lounge 18' 8" x 10' 10" (5.69m x 3.30m)

Kitchen / Dining Room 18' 7" x 8' 3" (5.66m x 2.51m)

Guest WC

First Floor Landing

Bedroom One 13' 9" x 10' 7" (4.19m x 3.22m)

En-suite Shower Room

Bedroom Three 9' 10" x 9' 9" (2.99m x 2.97m)

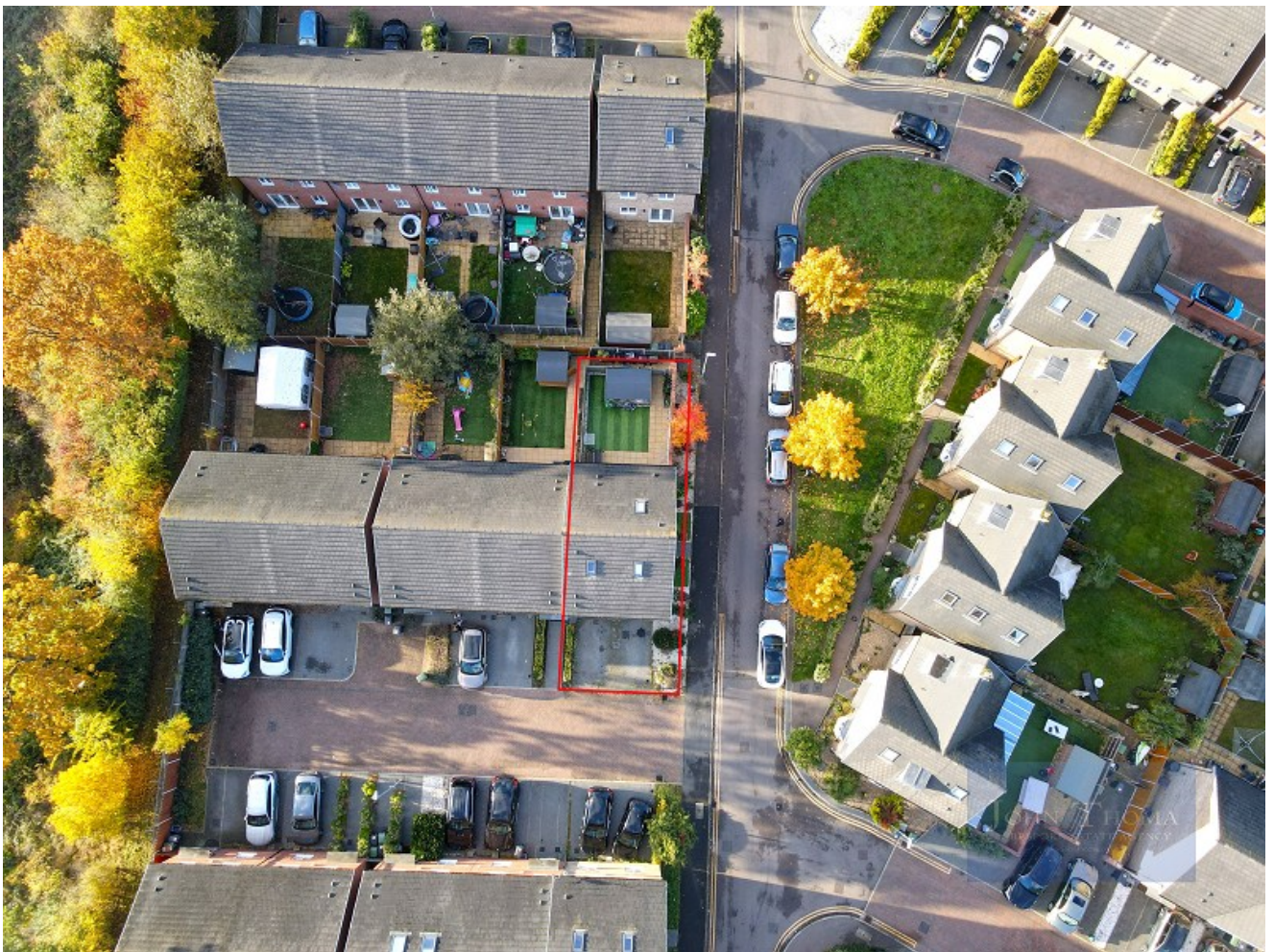
Bedroom Four 8' 6" x 8' 5" (2.59m x 2.56m)

Family Bathroom 6' 9" x 6' 3" (2.06m x 1.90m)

Second Floor Landing

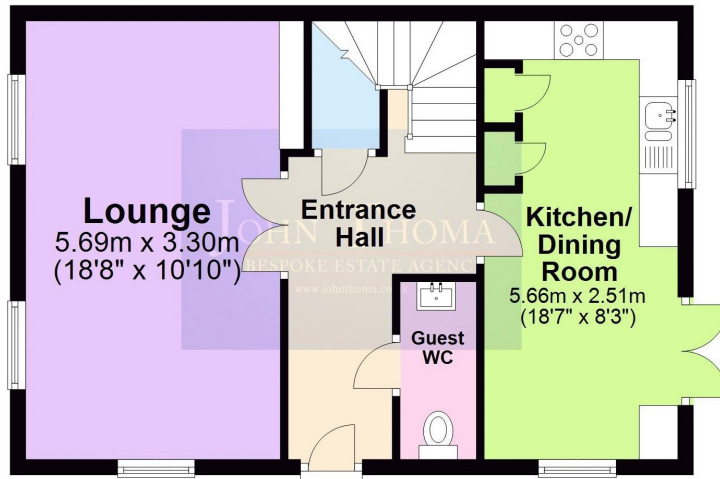
Bedroom Two 14' 9" x 11' 1" (4.49m x 3.38m)

En-suite Shower Room



### Ground Floor

Approx. 48.0 sq. metres (516.9 sq. feet)

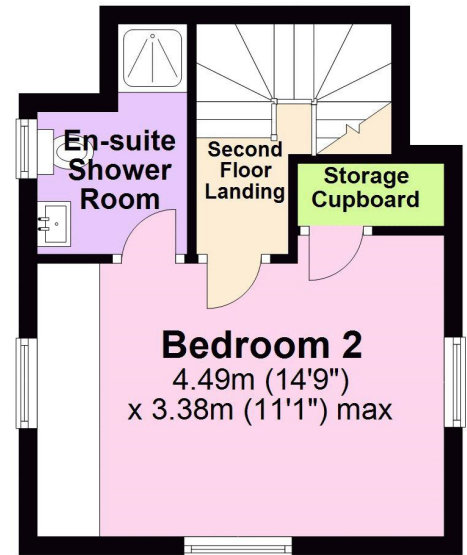
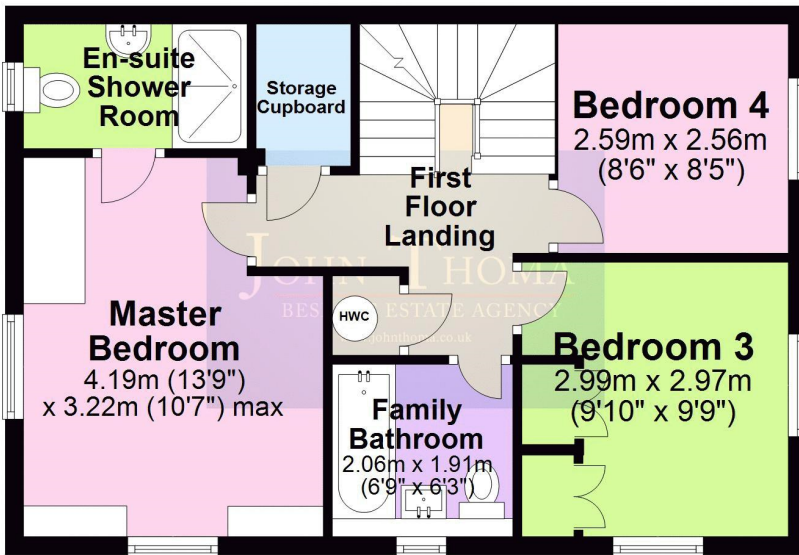


### First Floor

Approx. 48.1 sq. metres (518.0 sq. feet)

### Second Floor

Approx. 23.8 sq. metres (256.0 sq. feet)



Total area: approx. 119.9 sq. metres (1290.9 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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