



Tensing Close, offers over £475,000

- Three Double Bedrooms
- Good Size Private Rear Garden
- Block Paved Driveway/Garage
- Cloakroom and Laundry Room
- Garden Room/Officed
- Quiet Cul-de-Sac
- EPC Rating: C



 3  1  2



About the property

Three Double Bedrooms! Ready to move into condition with home office, lovely good size private rear garden, integral garage, utility room, cloakroom, off road parking and quiet cul-de-sac, located within walking distance of Llanishen Village, Popular local schools and Train Station.

Accommodation

Entrance Hall Accessed via a double glazed door, stairs to the first floor with a deep understair walk in cloaks cupboard, security alarm, radiator, fitted carpet, coved and skimmed ceiling.

Cloakroom 5' 4" x 5' 11" (1.63m x 1.80m) Double glazed window vanity unit with inset wash hand basin, mixer tap and storage, shaver point, wired for two wall lights, low level w.c., radiator, coving to ceiling, vinyl flooring.

Lounge / Dining Room 23' 5" x 12' 7" (7.14m x 3.84m) Double glazed window to the front, double glazed windows and French doors to the rear garden, television point, feature fireplace housing a gas coal effect fire, telephone point, wired for two wall lights, two radiators, coving to ceiling, fitted carpet.

Kitchen / Breakfast Room 10' 3" x 11' 2" (3.12m x 3.40m) Double glazed window to the rear, fitted with a modern range of wall and base units, inset one and a half bowl stainless steel sink unit with mixer tap and drainer, breakfast bar, inset double electric oven and stainless steel gas hob, cooker hood, radiator, coved and skimmed ceiling, tiled floor.



Side Access / Laundry Room

Garden Room / Office 10' 7" x 8' 1" (3.23m x 2.46m)
Double glazed French doors to the rear garden, double glazed window to the side, radiator, skimmed ceiling, tiled floor.

Landing A fully boarded loft space with two roof lights to the rear, power, light and a fold down ladder.

Bedroom One 14' 5" x 10' 9" (4.39m x 3.28m) Double glazed window to the rear garden, fitted wardrobes to one wall, telephone point, radiator, fitted carpet.

Bedroom Two 11' x 10' 2" (3.35m x 3.10m) Double glazed window to the rear garden, radiator, coving to ceiling, fitted carpet.

Bedroom Three 10' 8" x 9' 6" (3.25m x 2.90m) Double glazed window to the front, fitted wardrobes to one wall with cupboards and shelving, airing cupboard with hot water tank, radiator, coving to ceiling, fitted carpet.

Bathroom 10' 2" x 6' 1" (3.10m x 1.85m) Double glazed window to the front, fitted with a modern white four piece suite comprising a separate shower cubicle, panelled bath with mixer tap, low level w.c., wash hand basin, towel radiator, inset spotlights, vinyl flooring.

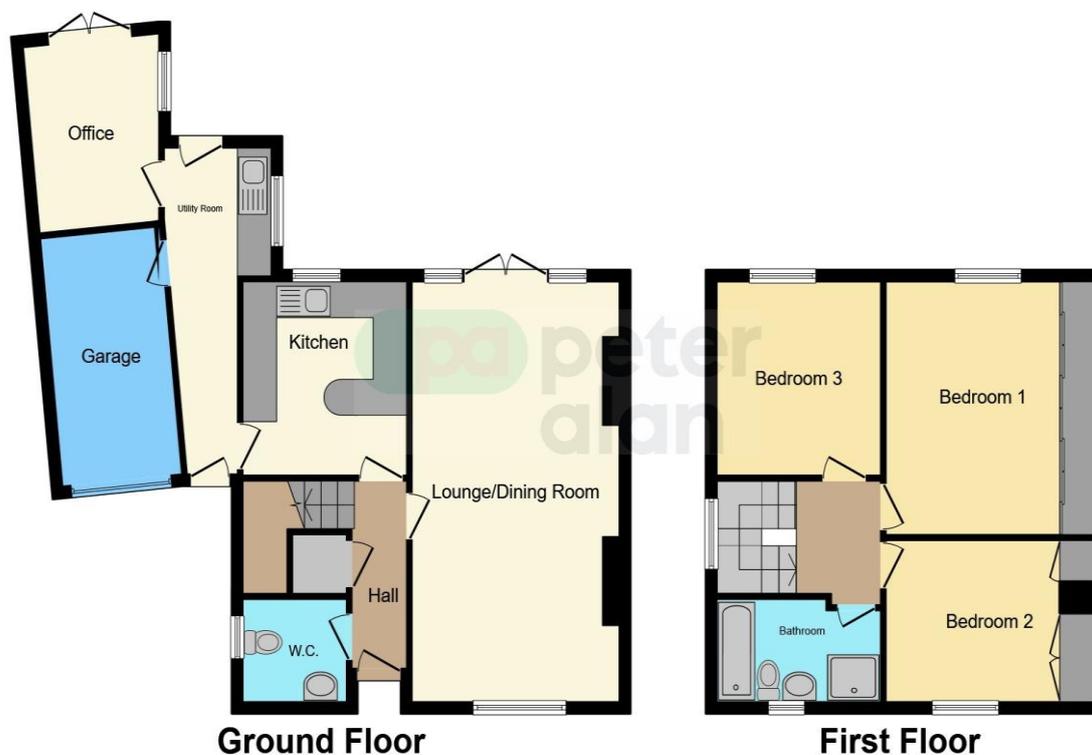
Outside Gravelled area with enclosed walling, shrub beds, covered porch, outside tap, light, block paved driveway, side access to a good size Easterly facing private rear garden, laid to lawn with a shaped terrace/patio area, gravelled seating area to the rear, water tap, pergola, outside power, garden storage and shed with lighting and power points, enclosed fencing and shrub beds.

Garage Up and over door to front, internal door access, radiator, power and lighting, shelving and cupboard space.

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Floorplan



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