

Pulpit Walk, EX2

MØVELI





Pulpit Walk, EX2

A fantastic opportunity to acquire a substantial detached home in a quiet cul-de-sac location. The property has five bedrooms, three reception rooms, two bathrooms and a large office space. No onward chain.

- A substantial detached house
- Situated in a quiet cul-de-sac in Alphington
- Five double bedrooms
- Large living room & conservatory
- Kitchen & dining room
- Fantastic office space, capable of running a small business
- Bathroom, ensuite & downstairs W.C
- Garden & off-street parking
- No onward chain



This extended detached home comes to the market for the first time in 25 years, having been superbly maintained in that time. The property is situated in a quiet part of Alphington and gives easy access to the city's major road network.

The property has an entrance porch leading into the hall, which has engineered oak flooring and doors to all rooms. The living room has been extended to create a spacious, double-aspect open-plan room, with sliding doors opening into the conservatory, which enjoys views over the garden and benefits from double doors providing direct access. The dining room links seamlessly into the kitchen, which is fitted with bespoke, shaker style units, composite work surfaces and tiled splash backs. There is a large fitted Rangemaster with extractor hood over and space for several appliances. There is the added benefit of a downstairs double bedroom and a W.C.

Also on the ground floor is the office, previous a garage but now converted to a fully operational space to run a small business from. It has multiple telecom and power outlets and space for multiple desks. ►



- ▶ On the first floor there are four further double bedrooms, bedroom one is a generous room with fitted wardrobes and a door to the en-suite shower room. Bedroom two is to the rear with windows overlooking the garden. Bedroom three is an extended room that creates a dressing area with fitted wardrobes, there is a window to the side and also the rear. Bedroom four is to the front with a door to a walk-in wardrobe. Completing the accommodation is the family bathroom, which has tiled flooring and walls, a bath with matching W.C and sink unit, as well as a window to the side.

Externally, there is a large driveway to the front for three or four cars and a small planted area in front of the main door. Side access leads to the rear garden which is an extensive patio area, ideal for entertaining.





LOCATION



Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 70

Potential: 73



FLOOR PLAN

1980 sq ft (183 sq m)



TOTAL FLOOR AREA: 1858 sq. ft. (172.6 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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