



- **RE-FITTED KITCHEN**
- MODERN BATHROOM SUITE
- **OWN DRIVEWAY TO GARAGE**
- **EXTENDED TO THE REAR**
- **NEW OUTBUILDING/HOME OFFICE**
- WALKING DISTANCE TO THE TRAIN STATION
- **GENEROUS SIZE GARDEN**
- **CLOSE TO LOCAL AMENITIES**
- **AMPLE STORAGE**
- **EPC RATING BAND C**

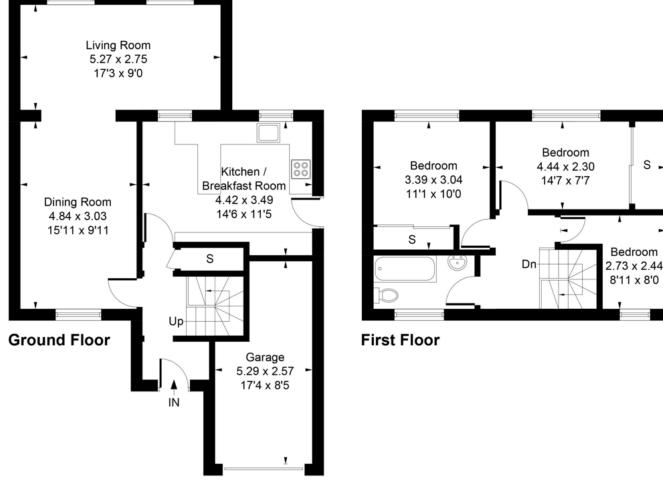
## **Council Tax**

Spelthome Borough Council, Tax Band E being £2,948.95 for 2025/26

Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

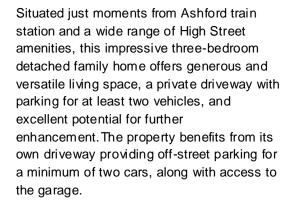
Agent note: Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or funishing nor should ninemal photos as these are intended as a guide only and may have changed since. It should not be assumed that any fumitue/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain veification on points via a solicitor

Approximate Gross Internal Area = 92.66 sq m / 997 sq ft Garage = 11.84 sq m / 128 sq ft Total = 104.5 sg m / 1125 sg ft



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase



There is also scope for a front extension, subject to the usual planning permissions, offering further potential to increase the accommodation if desired. Additional improvements include new double-glazed windows and doors installed approximately three years ago, contributing to both comfort and energy efficiency. Internally, the ground floor comprises a spacious and welcoming living room, an extended dining room ideal for family living and entertaining, and a beautifully refitted kitchen/breakfast room offering ample storage and workspace.

To the first floor are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, a further third bedroom, and a modern refitted three-piece family bathroom suite. The rear garden is a particular highlight, providing a well-balanced outdoor space ideal for both relaxation and entertaining. To the rear of the garden is a detached 10' x 8' garden office, installed in November 2023 and fitted with both light and heat, making it suitable for year-round use as a workspace, studio, or hobby room. Conveniently located for commuters and families alike, this attractive home offers space, flexibility, and future potential, and must be viewed to be fully appreciated.

