





**** STUNNING FAMILY HOME IN AN
EXCELLENT LOCATION ****

A fantastic opportunity to purchase a beautifully presented four-bedroom detached home, ideally situated off the highly regarded Sandcliffe Road in a quiet cul-de-sac setting.

The property is tastefully finished throughout and comprises an entrance hall, a spacious lounge/diner with feature fireplace, a fitted dining kitchen, guest cloakroom, and a upvc double glazed conservatory.

Upstairs offers four generously sized bedrooms along with a refitted bathroom, complete with both a shower and a freestanding bath.

Externally, the home benefits from a private rear garden with mature shrubs, a driveway for 3 cars, and a single garage.

Internal viewing is highly recommended to fully appreciate the quality and appeal of this superb property.



ABODE
SALES & LETTINGS

ENTRANCE HALL

Entrance door into the hall with stairs to the first floor, cast iron style radiator, tiled floor and doors to -

LOUNGE DINER

Feature fireplace with solid wood surround, two radiators, upvc double glazed window to the front, double doors into the conservatory and a door to the kitchen.

CONSERVATORY

Upvc double glazed windows and doors onto the garden, radiator and a tiled floor.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Space for a range style cooker with fitted extractor fan, integrated dishwasher, plumbing and space for a washing machine and a space for an American style fridge freezer. Feature fireplace with a log burner and beam mantle plus Venetian plaster finished wall. Upvc double glazed windows to the side and rear, tiled floor, spot lights and a door to the cloakroom and hallway.

CLOAKROOM

Venetian plaster finish, low flush wc and a wash hand basin.

FIRST FLOOR LANDING

Loft access and doors to -



BEDROOM 1

Upvc double glazed window and a radiator.

BEDROOM 2

Upvc double glazed window, modern upright radiator and a double wardrobe.







BEDROOM 3

Upvc double glazed window and a radiator.

BEDROOM 4

Upvc double glazed window and a radiator.

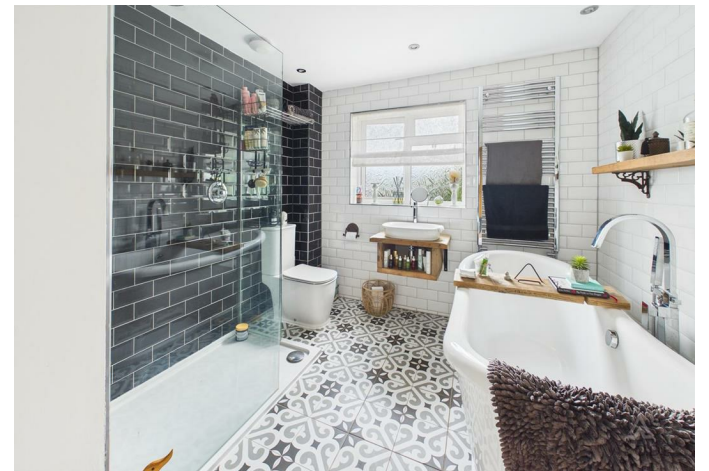
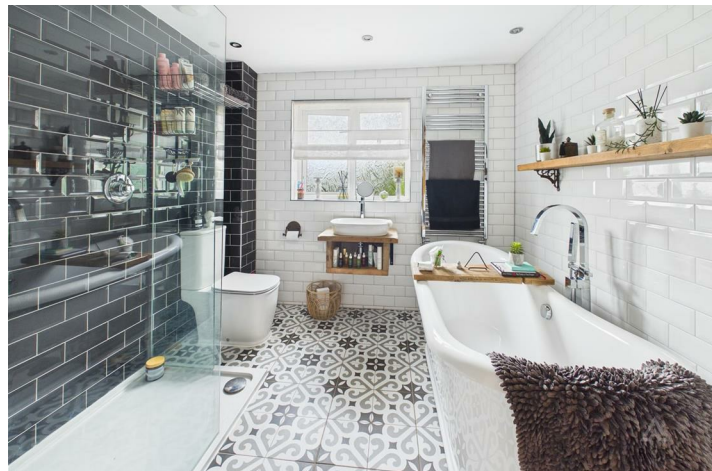
BATHROOM

Walk-in rainfall shower, free standing roll top bath with central tap and shower attachment, low flush wc, wash hand basin with solid wood basin console and shelf. Fully tiled walls, spot lights, chrome ladder style radiator and a upvc double glazed window.

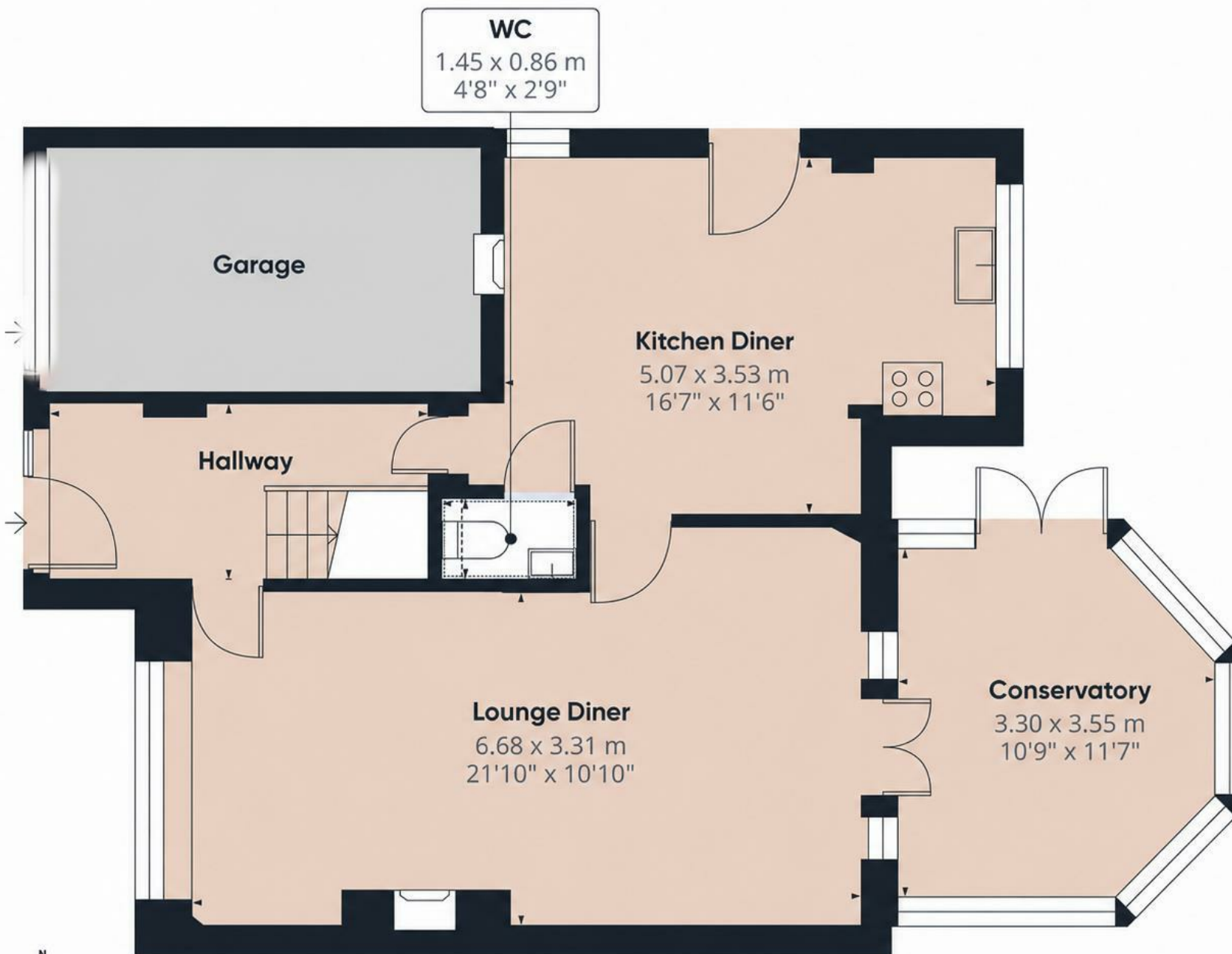
OUTSIDE

To the front front the property there is parking for 3 cars, lawn with mature shrubs and side access to the enclosed rear garden, The rear garden offers a lawn with established shrubs and bushes, paved seating areas and a private aspect.









Floor 0

Approximate total area⁽¹⁾

60.7 m²
653 ft²

Reduced headroom

0.2 m²
2 ft²

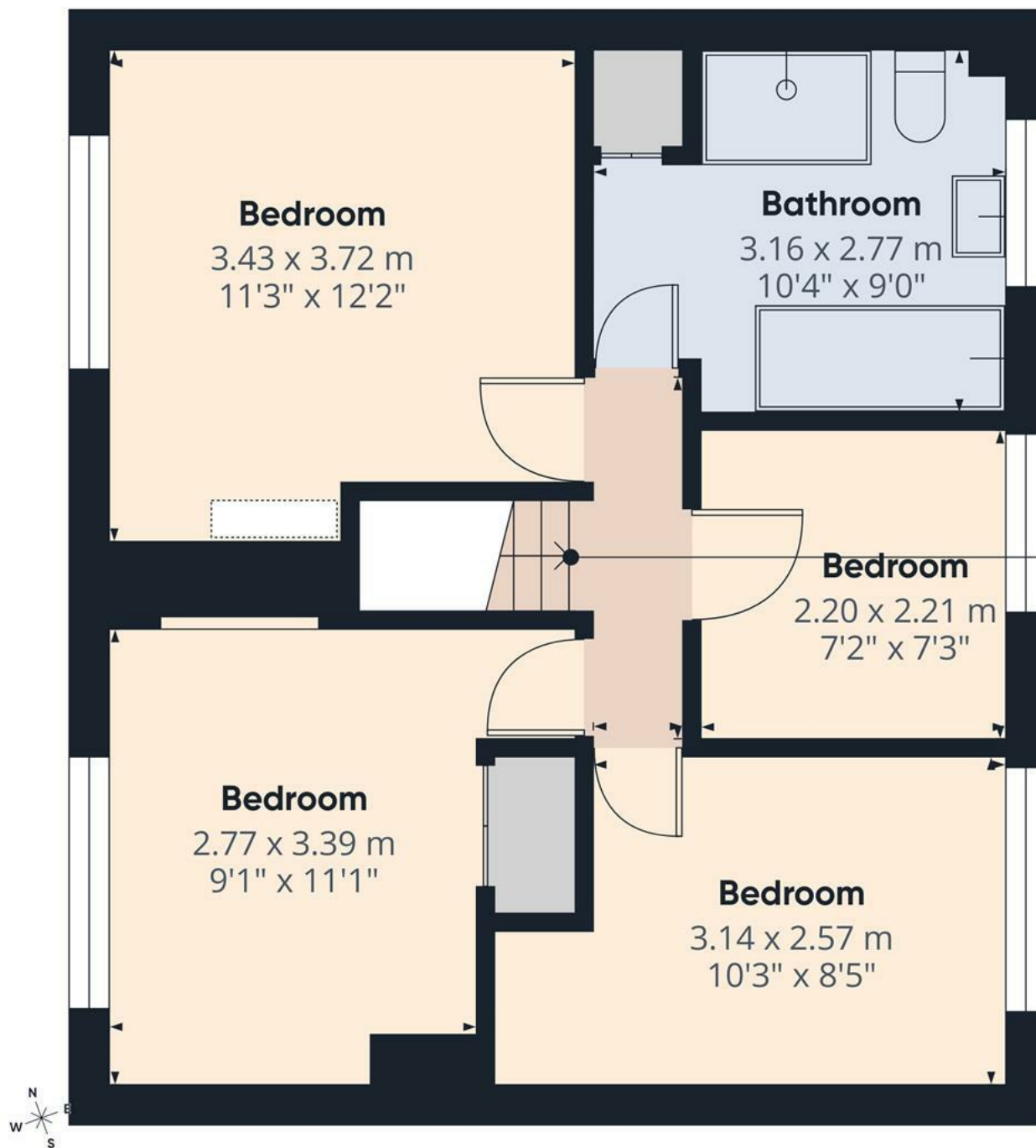
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾
46.4 m²
500 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

