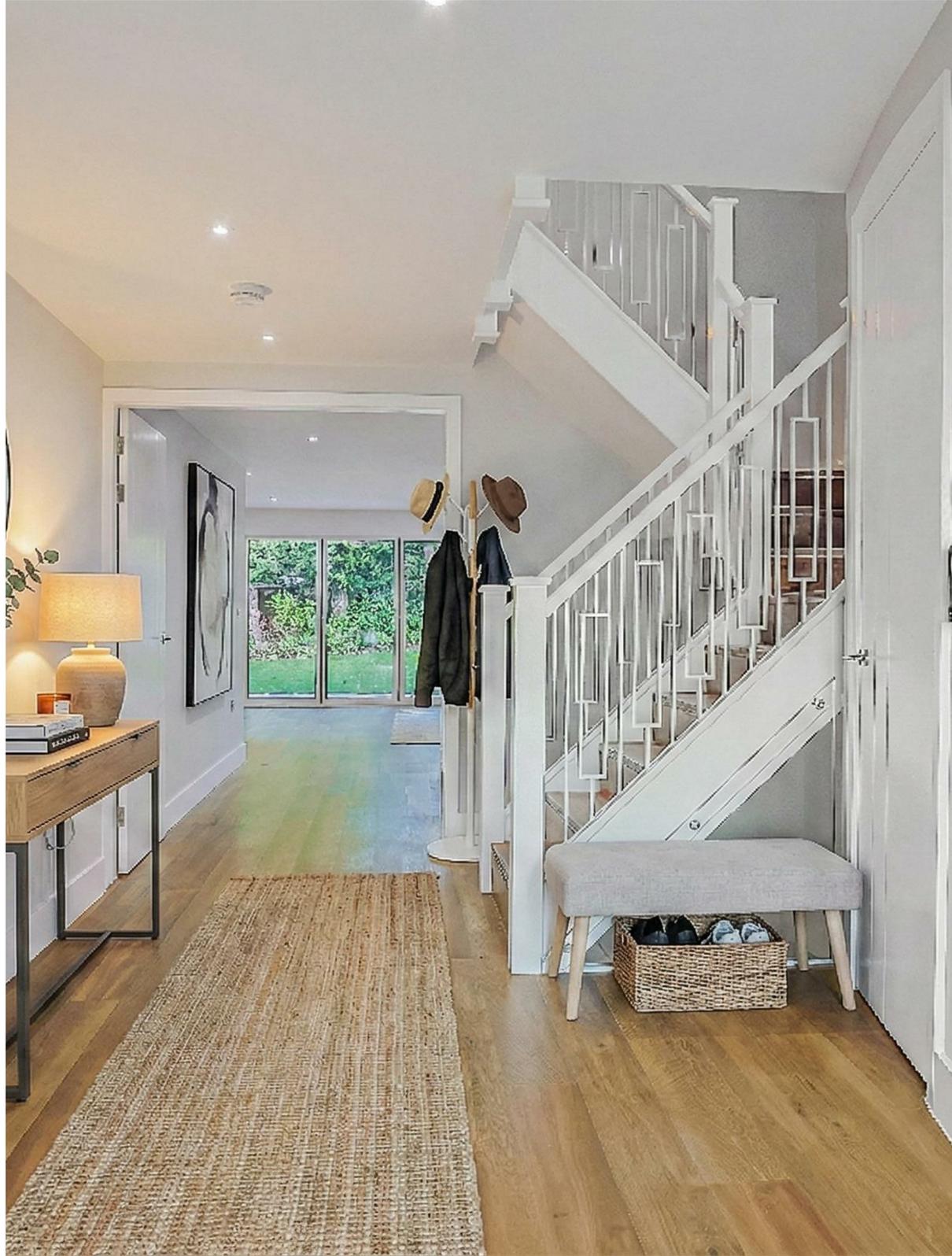




CRICHEL MOUNT ROAD,
EVENING HILL











DETAILS

Spanning 3,791 sq. ft. over four luxurious floors, this exceptional contemporary home features a cinema, gym, and is offered with no forward chain.

Arranged over four floors and extending to approximately 3,791 sq ft, the property offers elegant, light-filled accommodation with a strong emphasis on modern living and entertaining.

The ground floor is centred around an impressive open-plan kitchen, living and dining area, flooded with natural light and opening onto the landscaped rear garden via bi-fold doors. A stylish cloakroom and integral double garage complete this level.

The lower ground floor provides exceptional leisure space, including a cinema/games room, gym and utility room.

The first floor features a generous principal suite with balcony, walk-in dressing room and luxury en-suite, alongside two further double bedrooms and modern bathrooms. Two additional double bedrooms and a family bathroom occupy the second floor.

Outside, a gated driveway provides secure parking for multiple vehicles, while the rear garden offers an attractive and private space with a summer house, ideal for outdoor entertaining. Planning permission has been granted for a single storey side extension measuring circa 6m x 3m. For more information search P/25/05044/HOU on the BCP planning portal.

Virtually staged for illustrative purposes only.

AT A GLANCE

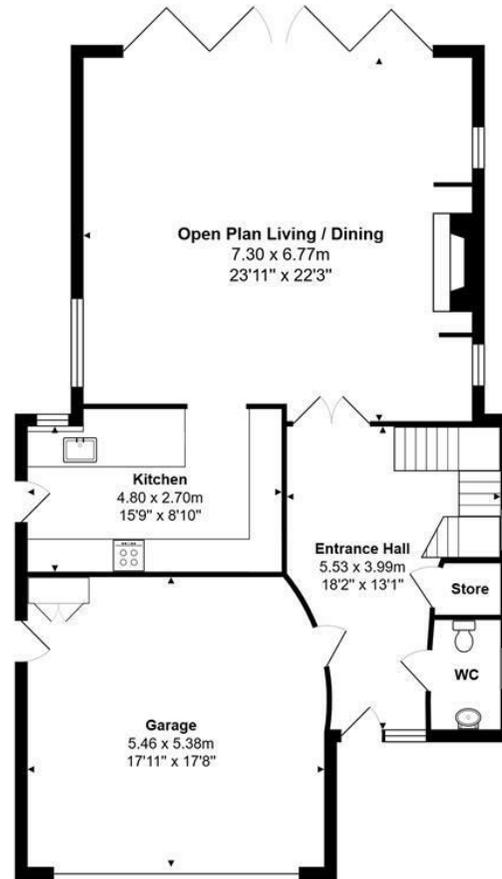
Guide Price:	£2,195,000
Tenure:	Freehold
Stamp Duty:	£177,150 (Main Home)
Local Authority:	BCP Council
Council Tax:	£4,509.88 Band H

KEY FEATURES

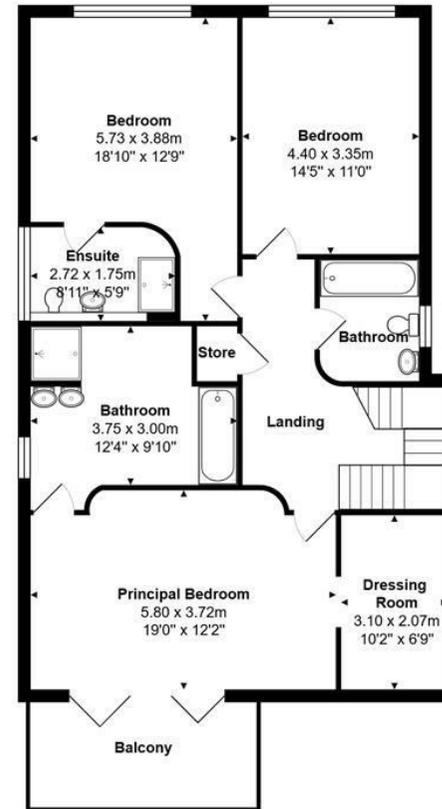
- 5 spacious double bedrooms
- 4 beautifully appointed bathrooms
- Luxurious open plan kitchen, living and dining space
- Cinema and gym on lower ground floor
- Gated driveway with integral double garage
- Quiet and highly sought after cul-de-sac location
- Extensively refurbished throughout
- Offered with no forward chain
- Landscaped, low maintenance rear garden
- Planning permission has been granted for a single storey side extension measuring circa 6m x 3m.



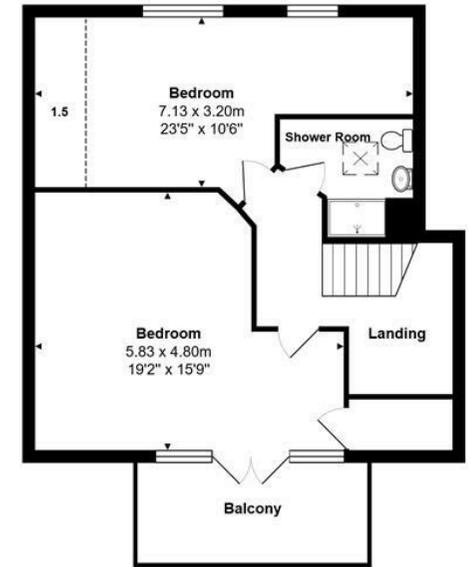
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 352.3 m² ... 3792 ft² (excluding balcony)

All measurements are approximate and for display purposes only

LLOYDS

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