



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		70	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	



Externally, the property truly excels, occupying a substantial corner plot. To the front, there is a well-maintained garden alongside a very large driveway providing off-road parking for multiple vehicles, setting the home back nicely from the road and enhancing its sense of privacy. To the rear, you will find a particularly generous garden, mainly laid to lawn with a patio area ideal for outdoor dining and relaxation, and importantly, not overlooked—offering a high degree of privacy. A large detached garage further adds to the practicality of the home. This is a superb opportunity to acquire a beautifully finished, spacious family home in a highly convenient location, with nothing left to do but move in and enjoy. Early viewing is highly recommended.

