



Falcon

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37 Alexandra Road

Ford, Plymouth, PL2 1JX

Guide Price £270,000 - £280,000





In Brief

A Beautiful Victorian 4 bedroomed Home Full of Character, Charm & Wonderful Family Space

Reception Rooms	Beautiful living room plus study / office and kitchen / diner.		
Bedrooms	4 double bedrooms		
Heating	Gas central heating	Parking	Ample parking on road beside property.
Area	1453 sq ft	Council Tax	B
Tenure	Freehold		

Description

Located in this wonderful and established residential area, this beautiful and highly characterful Semi detached Victorian home dates back to the late 1800s and forms part of the historic development of Ford. Brimming with charm, personality and original character, this is a home that genuinely deserves to be viewed. From the reception hall, the lovely front living room enjoys a sunny southerly aspect, and a gorgeous period fireplace while the ground floor also provides a versatile fourth bedroom, previously used as both a children's playroom and home office, together with a further study overlooking the rear. A staircase descends to the impressive kitchen/diner – a bright and sociable space, beautifully fitted with modern units, a large central window overlooking the garden and plenty of room for dining. A walk-in pantry and door to the garden add further practicality, this is the heart of the home. Upstairs, the first-floor landing leads to three generous double bedrooms and a stylish fitted bathroom with bath and electric shower. The current family have loved the house for approximately 22 years, with the property benefiting from gas central heating and uPVC double glazing. Outside, there is a useful rear courtyard with three storage sheds, including a particularly good-sized workshop with power and lighting. The main garden lies to the front, being slightly elevated it feels wonderfully private, mainly laid to lawn and enclosed by attractive original walling and fencing. With local parks, schools, shops and everyday facilities all within easy reach, this is a truly special home combining Victorian heritage with practical family living.

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Floor Plans

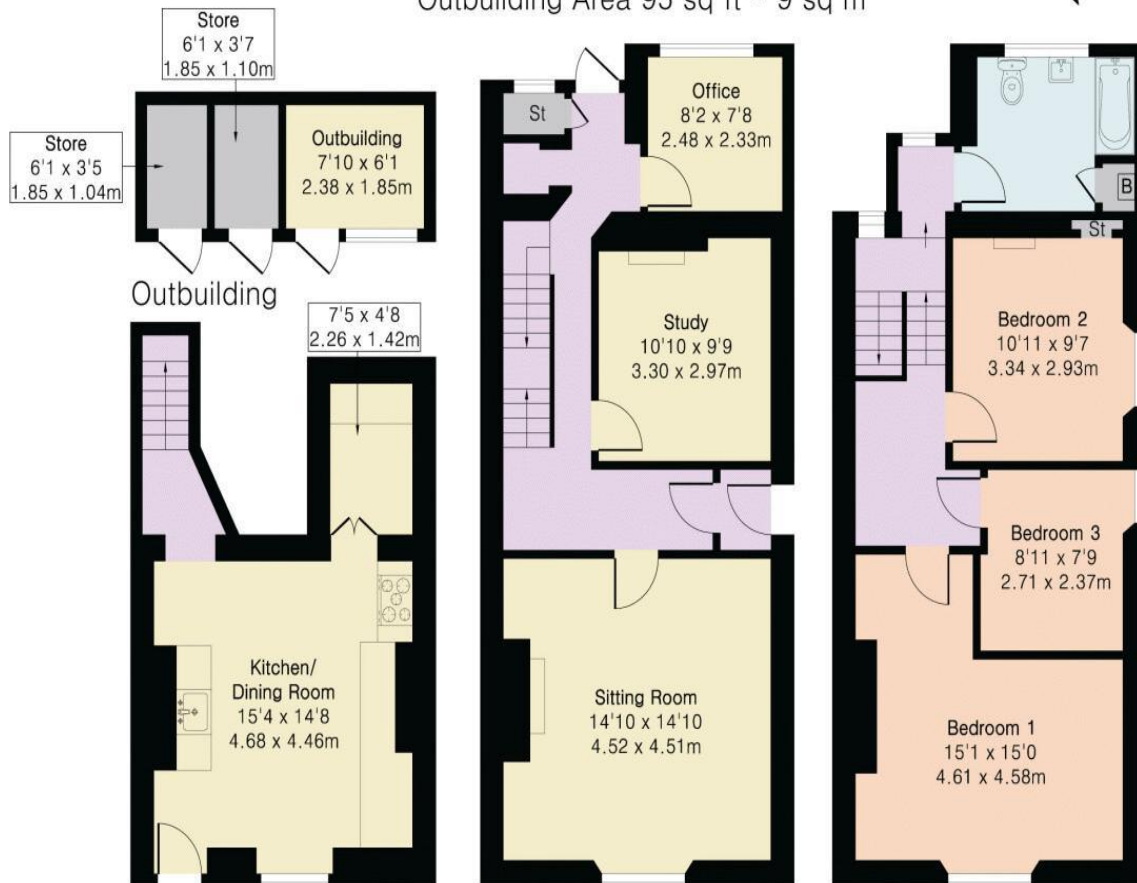
Approximate Gross Internal Area 1453 sq ft - 135 sq m (Excluding Outbuilding)

Lower Ground Floor Area 301 sq ft – 28 sq m

Ground Floor Area 587 sq ft – 55 sq m

First Floor Area 565 sq ft – 52 sq m

Outbuilding Area 95 sq ft – 9 sq m



Lower Ground Floor

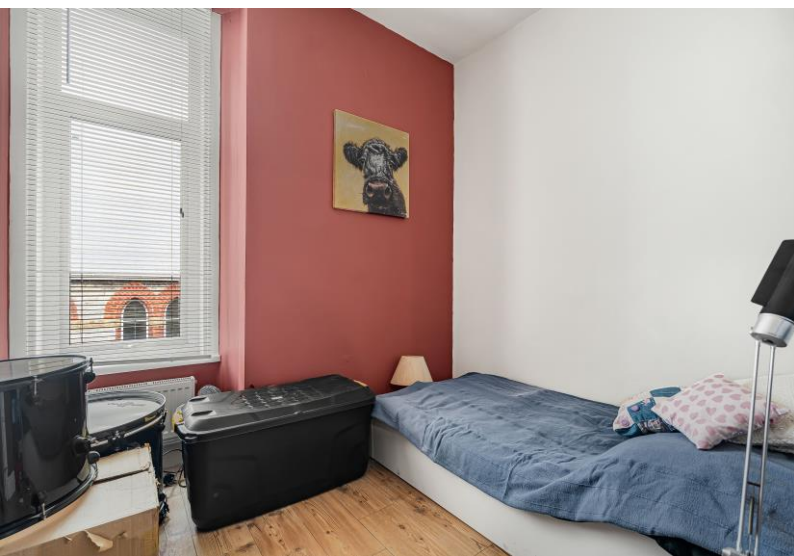
Ground Floor

First Floor



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