



ESTATE AGENTS

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Price £399,950

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE OLDER STYLE THREE BEDROOM SEMI-DETACHED HOUSE having undergone RECENT REFURBISHMENT, offering exceptionally well-appointed and well-presented accommodation in a sought-after location, close to Alexandra Park and backing onto Coronation Woods, as well as nearby popular schooling establishments.

The property is approached via a driveway providing OFF ROAD PARKING for multiple vehicles and there is a LOVELY LANDSCAPED GARDEN with sections of lawn and a LARGE PATIO. There is also gated access into Coronation Woods.

Inside, the property has accommodation arranged over two floors comprising an entrance hall, GROUND FLOOR SHOWER ROOM, lounge, IMPRESSIVE OPEN PLAN KITCHEN-DINING ROOM with stone countertops and matching upstands, as well as having PLEASANT VIEWS and access to the rear garden. Upstairs, the landing provides access to THREE BEDROOMS and a lovely bathroom with bath and shower. The property offers modern comforts including gas fired central heating, double glazing and has recently had a new roof fitted, giving the eventual buyer piece of mind and comfort.

The house must be viewed to fully appreciate the convenient position on offer and the well-appointed accommodation. Please call the owners agents now to book your viewing.

DOUBLE GLAZED DOOR

With window to side aspect, opening into:

ENTRANCE HALL

Coconut matting, wood laminate flooring, radiator, under stairs storage cupboard, stairs rising to upper floor accommodation.

DOWNSTAIRS SHOWER ROOM

Tiled walls and flooring, walk in shower, vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, heated towel rail, two double glazed windows with obscured glass to side aspect.

LIVING ROOM

13'9 into bay x 11'5 (4.19m into bay x 3.48m)

Fireplace, radiator, television point, wood laminate flooring, double glazed bay window to front aspect with fitted blinds, large opening to:

IMPRESSIVE OPEN PLAN KITCHEN-DINING ROOM

19'4 x 11'8 (5.89m x 3.56m)

Partially open plan to living room, wood laminate flooring, radiator, ample space for dining

table, fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, having stone countertops, matching upstands and tiled splashbacks, four ring gas hob with oven and cooker hood over, inset stainless steel sink with mixer tap and moulded drainer into the stone countertop, space and plumbing for washing machine and dishwasher, space for tall fridge freezer, inset down lights, pendant lighting to the dining room section, double glazed windows and French doors to rear aspect framing views and providing access to the rear garden.

FIRST FLOOR LANDING

Double glazed window with pattern glass to side aspect, doors opening to:

BEDROOM ONE

14'3 max x 11'5 (4.34m max x 3.48m)

Newly carpeted, picture rail, radiator, double glazed window to front aspect with made to measure blinds.

BEDROOM TWO

11'7 x 9'3 (3.53m x 2.82m)

Newly carpeted, picture rail, radiator, double glazed window to rear aspect with made to measure blinds, having views over the garden and to Coronation Woods.

BEDROOM THREE

10'11 x 7'3 narrowing to 5'8 (3.33m x 2.21m narrowing to 1.73m)

Picture rail, radiator, double glazed window to rear aspect with made to measure blinds, views onto the garden and Coronation Woods beyond.

BATHROOM

Part tiled walls, tiled flooring, heated towel rail, bath with mixer tap, shower over bath with rain style shower head and hand-held shower attachment, glass shower screen, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, dual flush low level wc, wall mounted vanity unit, extractor for ventilation, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles, relatively level access from driveway to the house with just three steps, gated side access to the garden, raised planted borders.

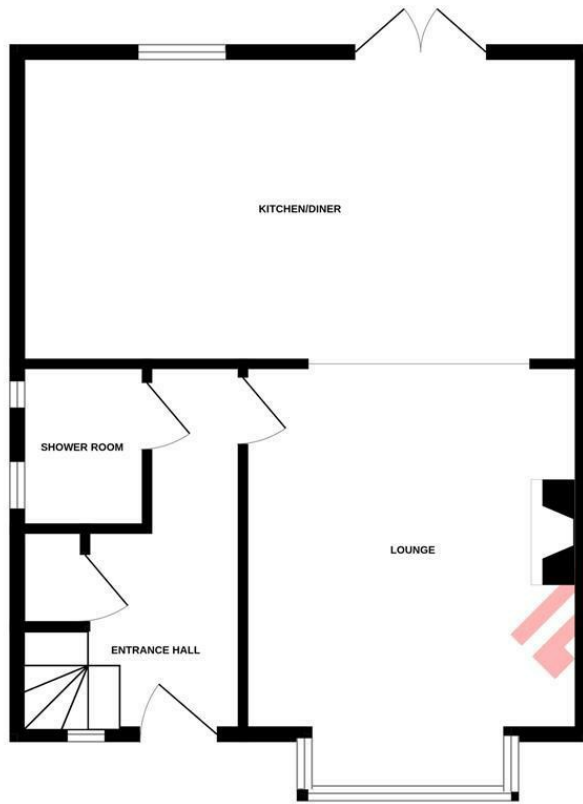
REAR GARDEN

A lovely feature having a large patio offering a lovely spot for table and chairs to sit out and admire the views over Coronation Gardens, section of lawn with planted borders, path ascending to a metal shed, gated access to the rear providing access into Coronation Woods, fenced boundaries, outside water tap.

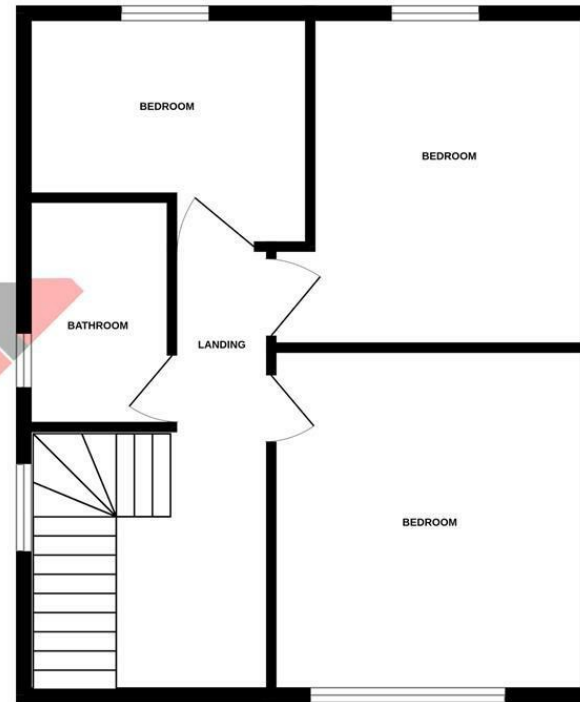
Council Tax Band: C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.