

7 School Close - Guide Price £350,000

Lakenheath Brandon IP27 9FE

chilterns

Estate & Letting Agents



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Guide Price £350,000

The Property

GUIDE PRICE £350,000 - £375,000 Nestled in the tranquil cul-de-sac of School Close, Lakenheath, this splendid four-bedroom house offers a perfect blend of comfort and modern living. The property has been finished to a high standard, ensuring a stylish and welcoming atmosphere throughout.

As you enter, you are greeted by a spacious lounge that flows seamlessly into a delightful conservatory, providing an ideal space for relaxation or entertaining guests. The two reception rooms offer flexible accommodation, allowing you to tailor the space to suit your lifestyle, whether it be a formal dining area or a cosy family room.

The property boasts four well-proportioned bedrooms spread over two floors, ensuring ample space for family or guests. With two bathrooms, morning routines will be a breeze, providing convenience for all occupants.

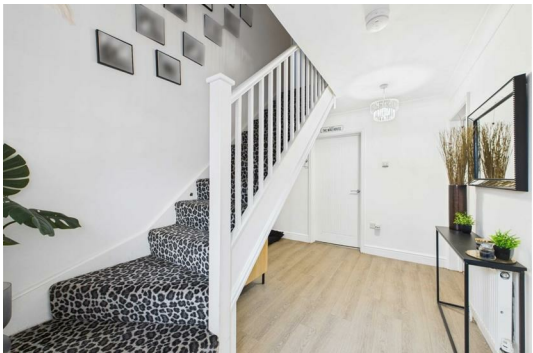
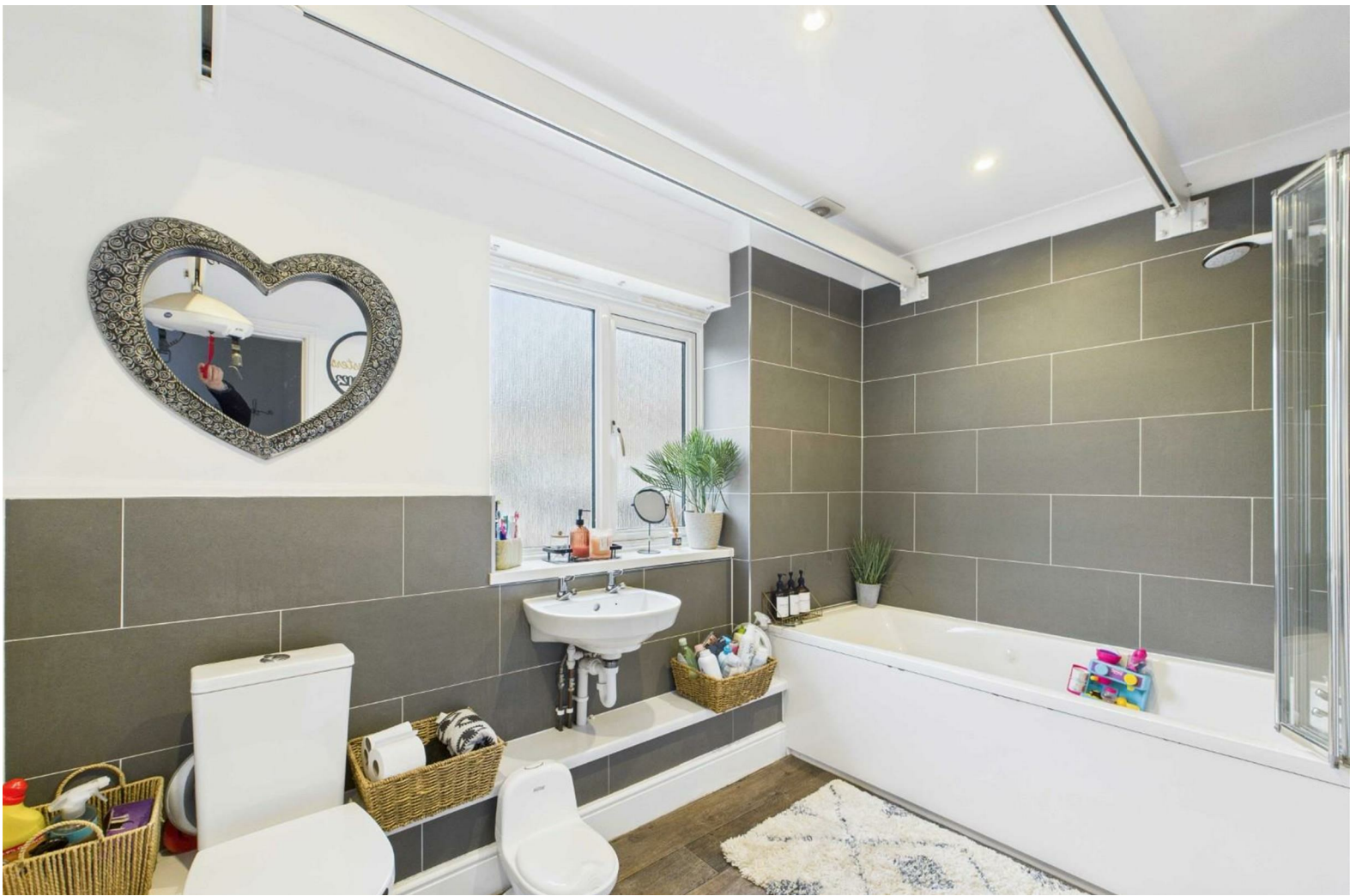
The peaceful location in a cul-de-sac enhances the sense of community and safety, making it an excellent choice for families or anyone seeking a serene environment.

In summary, this house on School Close is a remarkable opportunity for those looking for a high-quality home in Lakenheath, offering spacious living, modern amenities, and a desirable location. Do not miss the chance to make this wonderful property your own.

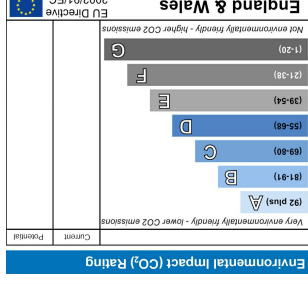
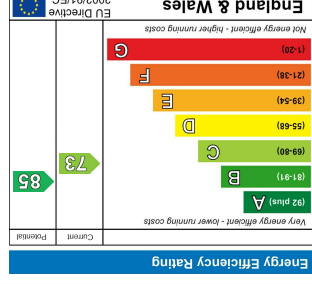
Features

- **POPULAR CUL-DE-SAC LOCATION**
- **FLEXIBLE ACCOMMODATION**
- **WELL PRESENTED THROUGHOUT**
- **SPACIOUS LOUNGE**
- **WELL FITTED KITCHEN**
- **TWO GROUND FLOOR BEDROOMS & BATHROOM**
- **TWO FIRST FLOOR BEDROOMS AND BATHROOM**
- **OIL FIRED CENTRAL HEATING**
- **PARKING & GARDENS**
- **VIEWING RECOMMENDED**





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Approximate total area (m ²)	Reduced headroom
1447 ft ²	35 ft ²
1344 m ²	3.3 m ²

(1) Excluding balconies and terraces.

Reduced headroom

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