



13 CRANMER CLOSE, LITTLE HEATH EN6 1LB

Asking Price £825,000 | Freehold

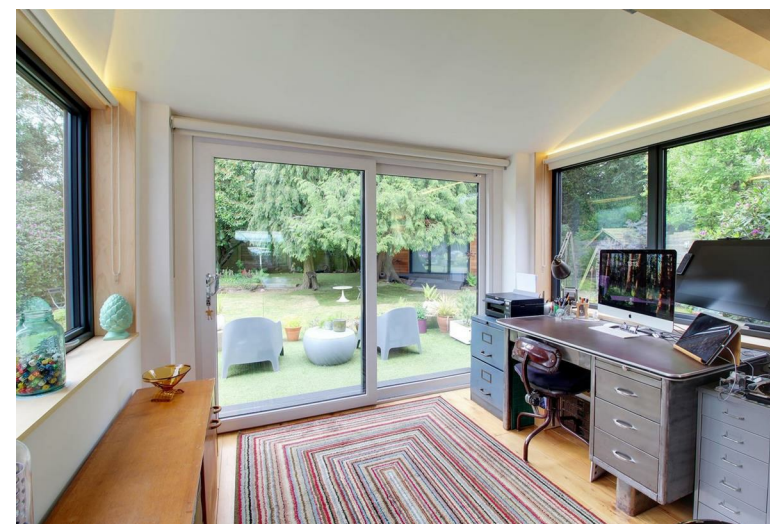
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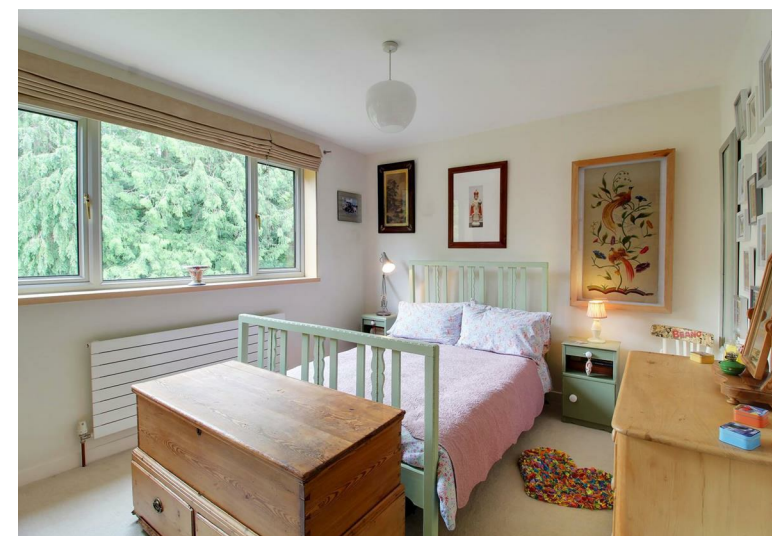


## Property Overview

A stylish and well presented three double bedroom detached family house occupying a large corner plot with detached garage and beautiful mature garden with studio/home office. The property offers spacious and contemporary living space comprising entrance hall with cloakroom, double reception room with feature fireplace open to study and modern fitted kitchen. The the first floor there are three good size double bedrooms with plenty of built in wardrobes served by the family bathroom. Approached by an independent drive with parking leading to detached garage and side gate to a breathtaking landscaped garden with storage sheds and modern studio/home office.







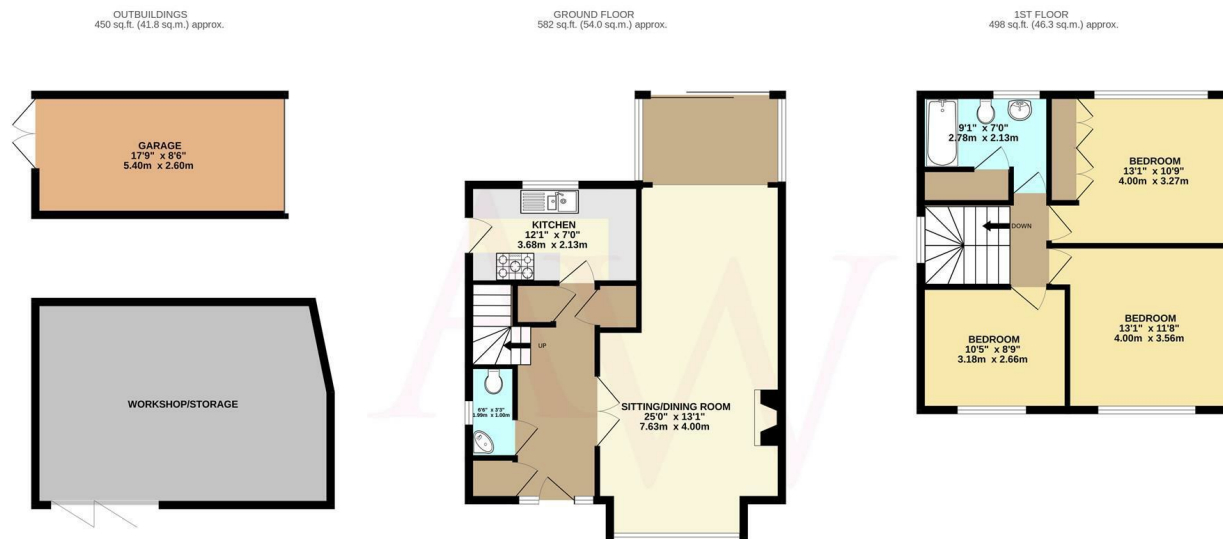
## Property Features

- Sitting/Dining Room: 25'0 x 13'1
- Study Area
- Kitchen: 12'1 x 7'0
- Cloakroom
- Detached Garage: 17'9 x 8'6
- Bedroom One: 13'1 x 10'9
- Bedroom Two: 13'1 x 10'9
- Bedroom Three: 10'5 x 8'9
- Family Bathroom
- Beautiful 80 ft Garden

## Agents Notes

The property has been finished to an exacting standard offering a modern twist on Retro styling, making this a very individual designed family home. The jewel in the crown is its beautiful landscaped garden with attention to detail given to everything.

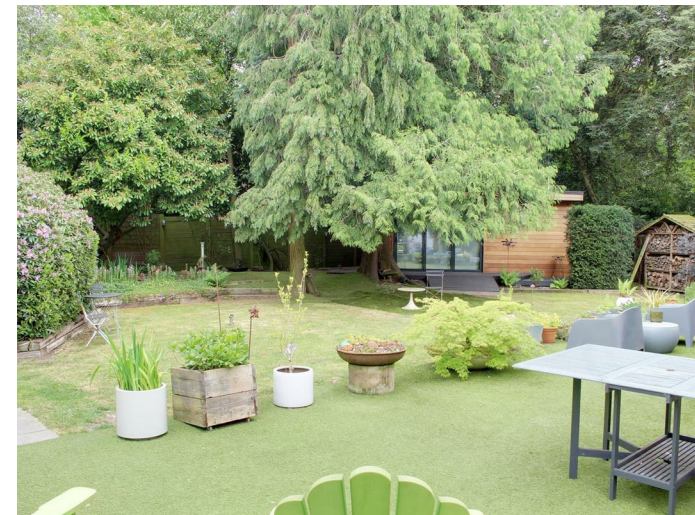




TOTAL FLOOR AREA: 1530 sq.ft. (142.2 sq.m.) approx.

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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