



## Summary:

Comprising; A useful porch leading into a spacious open-plan reception and dining area. Just off the main living space is a stylish ground-floor family bathroom and a long, galley-style kitchen, boasting ample storage and bathed in natural light courtesy of a skylight and glass doors opening out to the rear garden. The rear garden (approximately 83 ft long) is a real highlight, thoughtfully landscaped and arranged into three distinct zones: a walled patio area ideal for al fresco dining, a raised deck for lounging or entertaining, and a formal garden with rich, well-stocked borders. At the far end are two practical storage sheds. Upstairs, the first floor offers a double bedroom with vaulted ceilings and an exposed brick fireplace, while the generous primary bedroom features another beautiful fireplace and retains its original period windows, adding character and charm.

Attractive period cottage

Off street parking

Highly desirable residential Close

Great community feel

Long and mature garden

Rear shed

Attractive period cottage

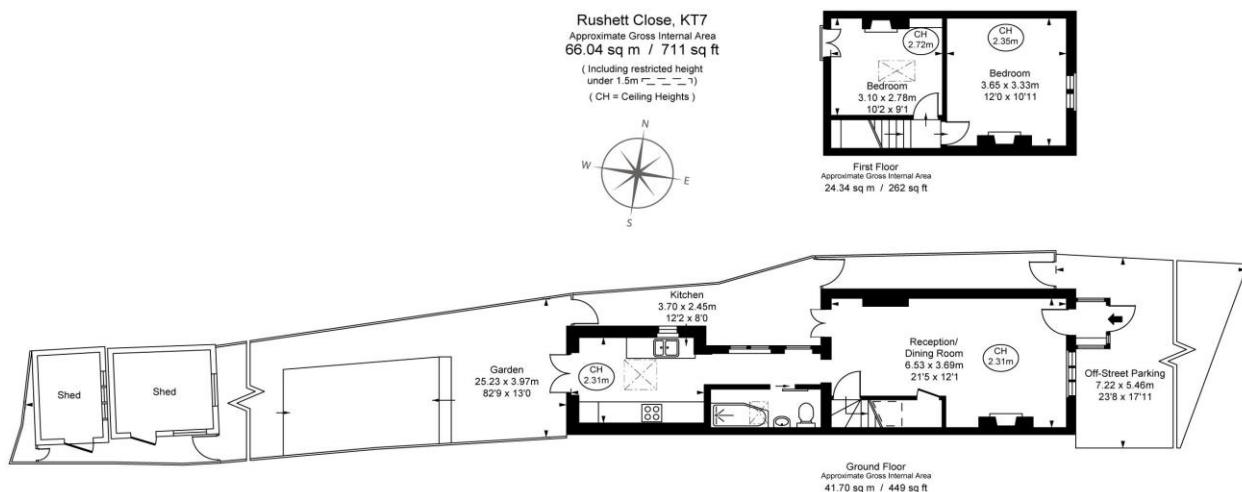
Off street parking

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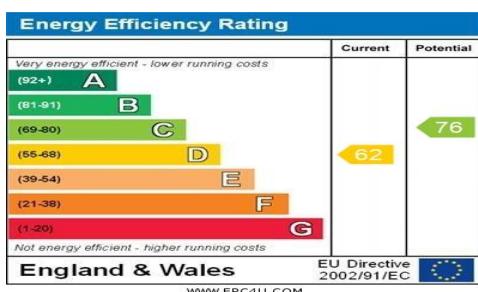
Long and mature garden

Rear shed



PRECISION  
YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are given in metric and imperial and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
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Tenure: Freehold

Council Tax: D

Local Authority:

EPC Rating: D

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.