



10 Holborn Avenue, Dronfield, S18 2NA

Saxton Mee

10 Holborn Avenue

£275,000

Perfect for a family, this excellent three bedroomed semi detached house offers nicely proportioned accommodation which considerably benefits from having been extended to the side presumably accommodating the former garage.

Conveniently located only a stones throw from renowned local schooling, train station and supermarkets, the property offers gas fired central heating and double glazing and briefly comprises: reception hall, living room, fitted kitchen which would lend itself to being opened through to the adjacent dining room, garden room (which is a third most useful reception room) with back door to the garden and provides access to the good size utility.

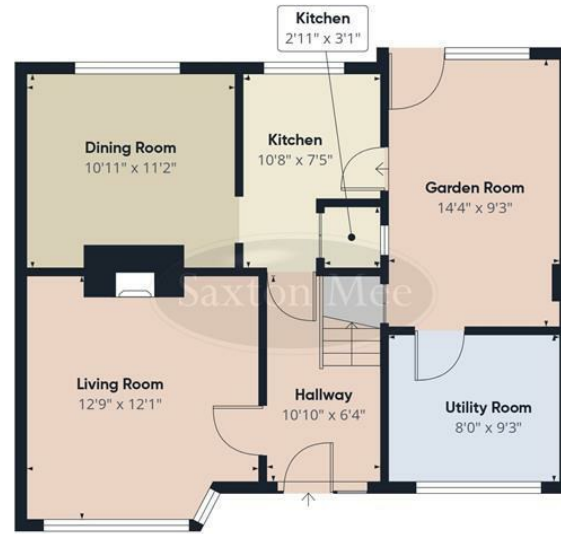
First floor landing off which opens two double bedrooms, third single bedroom and family bathroom.

Outside: driveway, beautifully stocked rear garden with patio and abundance of plants and shrubs. There is also a useful timber shed and greenhouse which are included in the sale.

- Nicely proportioned accommodation
- Three reception rooms
- Most convenient location
- Favoured cul-de-sac position
- South facing well stocked garden
- Off road parking
- Close to renowned local schooling
- Sensibly priced reflecting the need for slight upgrading
- No upward chain
- Gas central heating and uPVC double glazing







Floor 0



Floor 1



Approximate total area⁽¹⁾
1023 ft²

(1) Excluding balconies and terraces

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

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