

12 Churchill Crescent AL9 7DQ

Guide Price £500,000

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Guide Price £500,000-£525,000

Delightful family home which has been extended and much improved by our sellers over many happy years of ownership..

Conveniently located just a short walk from the train station, village shops and school, also offering great access to major road links.

The accommodation briefly comprises of and extended entrance hall, dual aspect lounge with feature ceiling lantern and doors to the garden, an 18' dining room with feature fireplace, an 18' refitted kitchen/diner with built in appliances, gallery landing, three bedrooms and a refitted shower room. The house is double glazed and has gas radiator central heating.

To the rear is stunning garden which has been well stocked, established and loved over many years by and experienced landscaper. The front garden is a good size and set back from the road behind a hedge, there is also a private driveway.

For further information or to book your viewing, please contact us on 01707 270777




















family

















Entrance Hall
Double glazed window and door to front, tiled flooring, french doors to:

Dining room
18'3 x 11'10
Feature fireplace with wood burner, french doors to kitchen, radiator, under stairs storage cupboard, wood effect flooring, opening to:

Dual Aspect Lounge
16 x 11
Double glazed windows to side and rear, radiator, double glazed door to rear garden, wood effect flooring, french doors to kitchen

Refitted Kitchen/diner
18'3 x 13
Refitted with a range of wall and base units, complimentary work surfaces with tiled splash backs, one and a half bowl sink/drainer with mixer tap, breakfast bar, built in gas hob with chimney style extractor hood over and oven under, integrated fridge/freezer and dishwasher, space for slimline wine cooler, tiled flooring, storage cupboard, french doors to dining room and lounge, double glazed window to front, double glazed door to side to access garden

Gallery Landing
Double glazed window to front, loft access, doors to:

Bedroom One
12'3 x 10'8
Double glazed windows to rear, radiator, wood effect flooring

Bedroom Two
10'9 x 10'8
Double glazed window to rear, built in wardrobes, storage cupboard, radiator, wood effect flooring

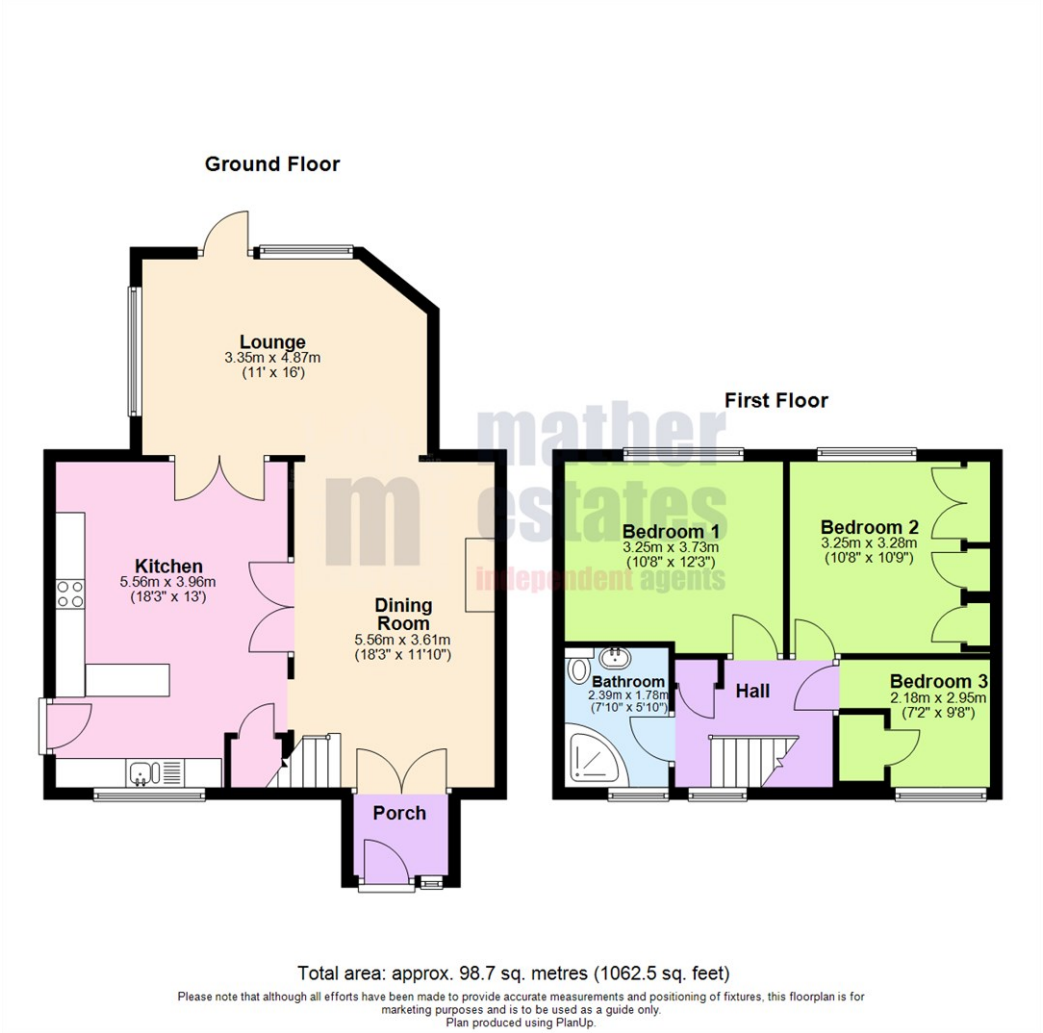
Bedroom Three
9'8 x 7'2
Double glazed window to front, storage cupboard, radiator, wood effect flooring

Refitted Shower Room
Refitted suite comprising of corner shower cubicle with rainfall shower, vanity wash hand basin with mixer tap and storage under, concealed cistern dual flush wc, complimentary wall and floor tiling to full height, heated towel rail, double glazed window to front.

Front Garden
A great size with the house set back from the road behind a hedge, lawn, flower and shrub beds, various specimens and evergreens, gate to rear garden and access to the workshop.

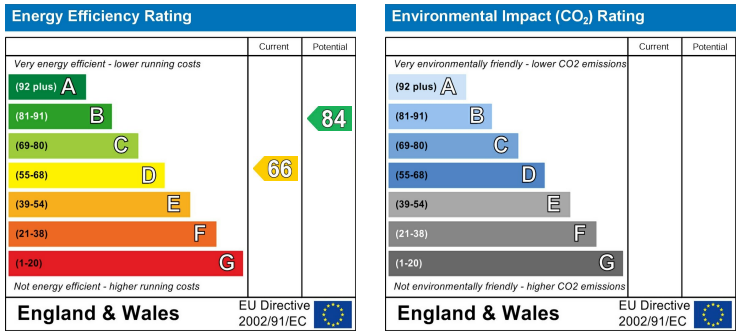
Driveway
Private driveway providing off street parking.

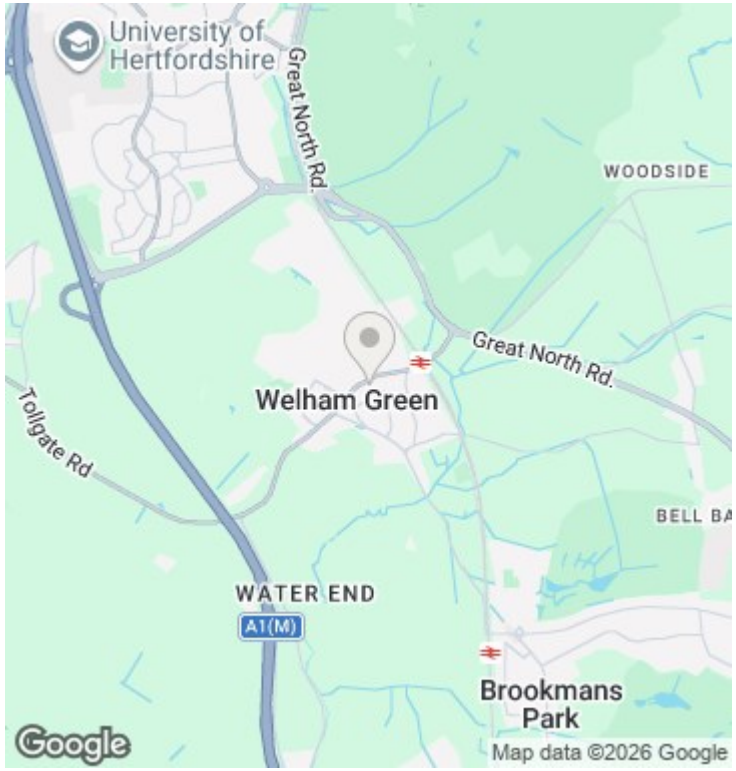
Landscaped Rear Garden
Stunning landscaped gardens to the rear which is a real credit to our sellers, established over many years numerous flowers, shrubs, specimens and evergreens, feature pond, patio areas, timber shed, water tap and lighting, gate leading to the front.



Total area: approx. 98.7 sq. metres (1062.5 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.





1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2: These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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