



## Willow Crescent, offers in excess of £290,000

- COUNCIL TAX BAND - D
- LARGER THAN AVERAGE DRIVEWAY
- CORNER PLOT - POTENTIAL TO EXTEND \*STPP\*
- SITUATED IN A VRY PEACFUL QUL-DE-SAC - CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- CONVERTED GARAGE - POTENTIAL 4TH BEDROOM OR HOME OFFICE





## About the property

LARGER THAN AVERAGE DRIVEWAY TO FRONT - CORNER PLOT - CONVERTED GARAGE - WELL PRESENTED THROUGHOUT - . Situated in a very peaceful cul-de-sac, close to local amenities; parks, shops, popular school catchment, public transport routes, easy access to link roads leading to M4 corridor.

## Accommodation

### Entrance Hallway

### Reception Room / Bedroom 4

11' 5" max x 15' 8" max ( 3.48m max x 4.78m max )

\*Converted garage\* Laminated wood effect flooring, windows to front and rear with fitted blinds.

### Lounge

13' 1" max x 12' 8" max ( 3.99m max x 3.86m max )

Tiled flooring, large window to front with fitted blinds, media wall with electric fireplace and shelving.

### Dining Room

11' 5" max x 9' 5" max ( 3.48m max x 2.87m max )

Tiled flooring, windows to rear with fitted blinds.



## Kitchen

11' 8" max x 7' 9" max ( 3.56m max x 2.36m max )

Tiled floor, fitted wall and base cupboards with complimentary worktops, splashback, space for appliances, inset sink, window to rear, uPVC stable door leading to rear garden.

## Landing

Airing cupboard housing combi boiler ( less than 3 years old ).

## Bedroom 1

10' 8" + wardrobes x 10' 2" max ( 3.25m + wardrobes x 3.10m max )

Laminate wood effect flooring, fitted wardrobes, window to front, fitted blind.

## Bedroom 2

11' 9" max x 9' 5" max ( 3.58m max x 2.87m max )

Laminate wood effect flooring, window to rear, fitted blind.

## Bedroom 3

8' 1" max x 8' 2" max ( 2.46m max x 2.49m max )

Laminate wood effect flooring, window to front, fitted blind.

## Family Bathroom

Tiled floor and walls, fitted bath with overhead shower, w.c., sink, window, fitted blind.

## To Front

Larger than average paved driveway with space for multiple vehicles. Side gate to rear garden.

## To Rear

Landscaped south facing tiered rear garden with multiple seating areas. Low maintenance. Summer house to remain.

## Summer House

7' max x 7' 1" max ( 2.13m max x 2.16m max )

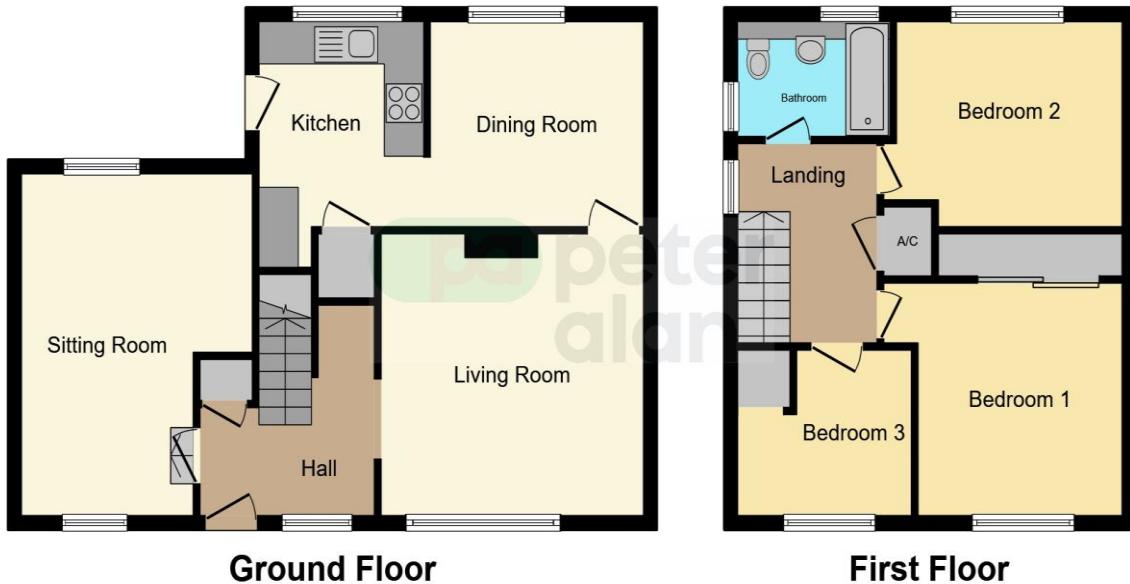
Vinyl flooring, electric.

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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