



Bridle Lane
Leabrooks Alferton



Property Description

Hall and Benson are delighted to offer for sale this two bedroom mid-terraced property in the popular village of Leabrooks. Offered for sale with no upward chain this well presented and maintained home briefly comprises of ; Lounge, dining room and kitchen diner. To the first floor are two double bedrooms and a family bathroom. To the second floor is a loft space with stair access. Outside the front of the property has a walled fore garden whilst the rear enjoys a fully enclosed rear garden which is mainly laid to lawn and has an attractive patio area and useful brick out building. Offered for sale with no upward chain. Viewing essential.

Lounge

With a UPVC front entrance door and a UPVC window to the front elevation, gas central heating radiator and wall-mounted thermostat, feature fireplace, beams to the ceiling, ceiling and wall lights, carpet flooring and doors leading to the:

Dining Room

With a feature fireplace, stairs rising to the first floor, beams to the ceiling, carpet flooring, ceiling and wall lights and half wood panelling.

Dining Kitchen

With a UPVC double glazed window to the rear elevation, archway to the kitchen area

with a Velux window, gas central heating radiator, tiled flooring and UPVC french door to the rear elevation. Fitted with a matching range of modern wall and base units with complementary work surfaces and tiled splashbacks. With a sink drainer unit with mixer tap over, gas hob with extractor fan over and an electric fan assisted oven. Tiled floor and ceiling light.

First Floor

Landing

With doors leading to:

Bedroom One

UPVC double glazed window to the front elevation, gas central heating radiator, carpet flooring and ceiling light.

Bedroom Two

With a UPVC double glazed window to the rear elevation, gas central heating radiator, ceiling light, carpet flooring and stairs providing access to the loft space.

Bathroom

Fitted with a modern white three piece suite comprising of low level W/C, panel bath with mains shower over and pedestal wash hand basin. With a UPVC double glazed window to the rear elevation, tiled walls and floor and a

heated towel rail.

Loft

Useful storage space with a velux window ,
light and carpet floor.

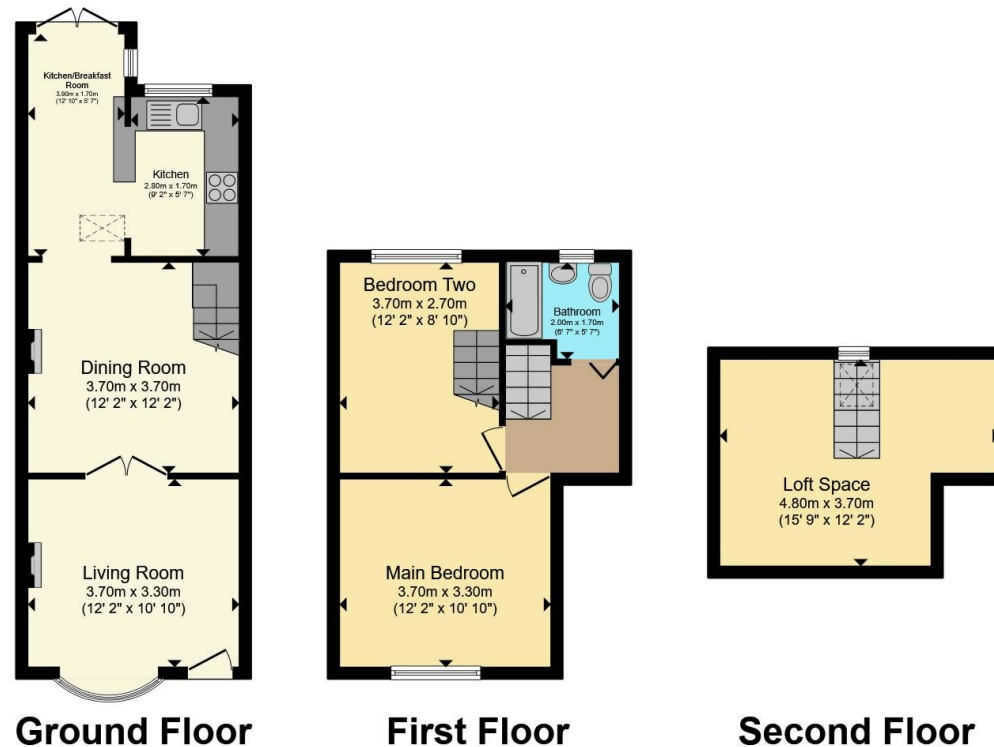
Outside

The rear of the home enjoys a fully enclosed
rear garden with a side access gate, an
attractive paved patio area, lawned garden
and path leading to a brick built out building.









Total floor area 86.1 m² (927 sq.ft.) approx

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.propertybox.io



To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: D Council Tax
 Band: A

view this property online hallandbenon.co.uk/Property/ALF104072

Tenure: Freehold



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