



Boughton Drive
Swanwick Alferton



Property Description

Hall and Benson are delighted to offer for sale this beautifully presented two bedroom semi-detached home located within the popular residential area of Swanwick. Having no upward chain the well presented accommodation briefly comprises ; entrance porch, lounge with feature fireplace and stairs rising to the first floor. A fitted kitchen with door to the rear garden and under stairs storage cupboard. To the first floor there is a landing, two generous bedrooms and a family bathroom. Outside the home benefits from ample off-road parking leading to a garage. The rear of the home enjoys a low maintenance rear garden which is fully enclosed and has access via gate to the front of the home. Viewing highly recommended.

Entrance Porch

A UPVC double glazed window to the front elevation and door leading to;

Lounge

13' 11" x 12' 4" (4.24m x 3.76m)

Having a UPVC double glazed window to the front elevation, stairs rising to the first floor, feature fireplace with electric fire inset, gas central heating radiator and lighting.

Kitchen

12' 3" x 6' 5" (3.73m x 1.96m)

Fitted with an attractive range of wall and base units incorporating drawers with a complementary roll top work surface and complementary tiled splashbacks. Having a

sink drainer unit with mixer tap over,plumbing for automatic washing machine and dishwasher, built in electric fan assisted oven with gas hob and extractor fan over. UPVC double glazed door to the rear elevation and a UPVC double glazed window to the rear elevation and gas central heating radiator.

First Floor

Landing

With loft hatch access and doors leading to;

Bedroom One

12' 4" x 8' 5" (3.76m x 2.57m)

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

Bedroom Two

12' 4" x 7' (3.76m x 2.13m)

With a UPVC double glazed window to the rear elevation, gas central heating radiator, built in wardrobe and ceiling light.

Bathroom

Fitted with a white three piece suite comprising of panel bath with electric shower over, a low level W/C and pedestal wash hand basin with vanity cupboard under. Complementary tiled walls , heated towel rail, extractor fan and a UPVC double glazed window to the rear elevation.

Outside

To the front of the home is a driveway providing ample off road parking for several vehicles. There is a fully enclosed rear garden with paved patio area, artificial lawn and raised decked area. Outside light and tap. Viewing essential to fully appreciate the accommodation on offer.

Garage

16' 6" x 10' 11" (5.03m x 3.33m)

With up and over door, power , light and personal door to the rear garden.









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

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EPC Rating: D Council Tax
 Band: A

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Tenure: Freehold



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