





A WONDERFUL EXAMPLE OF A 1930s EXTENDED SEMI-DETACHED family home boasting FOUR BEDROOMS and LARGE GARDEN, located on a highly sought after road, within CLOSE PROXIMITY to Oakwood and Beaumont Schools, both rated as OUTSTANDING by Ofsted.

Offers Over: £1,250,000

This substantial family home offers spacious living accommodation spanning over two floors and briefly comprises; a bay-fronted living room with a feature fireplace, a beautiful open plan kitchen/living and dining room complete with a breakfast bar, bi-folding doors to the garden, dining area, and separate lounge area, as well as a shower room and access to the homes integral garage. On the first floor, there are four double bedrooms and a modern four-piece family bathroom complete with a full-size bath and separate shower unit. Externally, this property has the advantage of a large garden circa 100ft in length that is mainly laid to lawn and features a garden room that has power, Wi-Fi, cable connection, and lighting. To the front is a private driveway for several vehicles and access to the garage/store.

EPC Rating: TBC
Council Tax Band: E





Entrance Hall

Living Room 5.47m x 3.61m (17'11" x 11'10").

Kitchen/Dining/Living Room 8.24m x 5.89m (27' x 19'4").

Shower Room

Garage 6.07m x 2.35m (19'11" x 7'9").

Bedroom 1 4.38m x 3.49m (14'4" x 11'5").

Bedroom 2 3.96m x 3.35m (13' x 11').

Bedroom 3 3.74m x 2.74m (12'3" x 9').

Bedroom 4 3.60m x 2.80m (11'10" x 9'2").

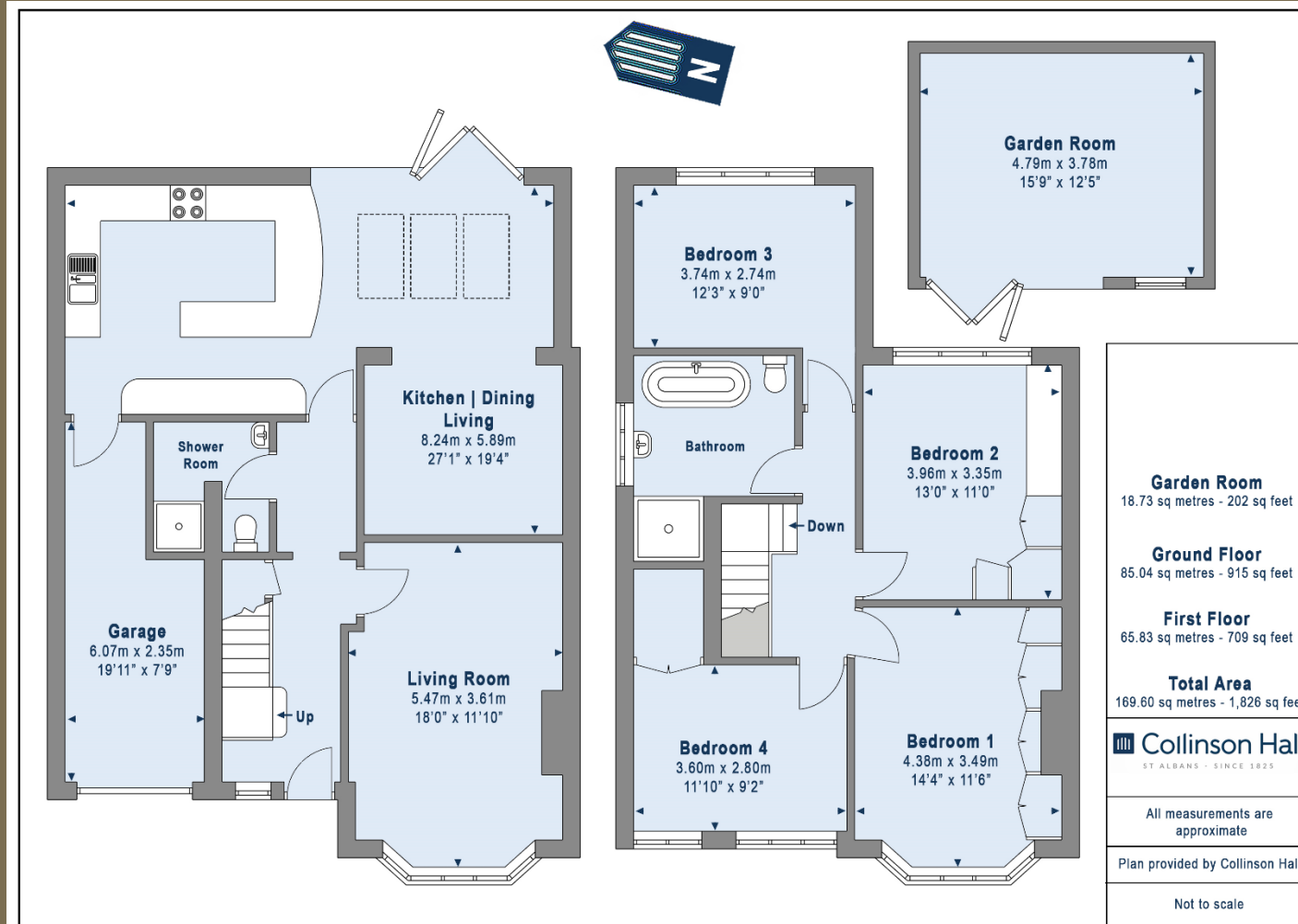
Bathroom

Garden

Garden Room 4.79m x 3.78m (15'9" x 12'5").







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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