









A much improved and **EXTENDED FOUR BEDROOM** family home presented in **EXCELLENT ORDER** and conveniently located for **FAVOURED SCHOOLING**, excellent local **SHOPPING** facilities and **Thameslink STATION** with a fast and regular service to **London St. Pancras**.

**Guide Price: £760,000**

The property has been extended by the current owners to offer spacious accommodation spread across three floors with the ground floor comprising, an entrance hall, bay-fronted lounge, bright and spacious open plan kitchen/dining/family room with bifold doors that opens out to the well-kept garden, utility room and cloakroom. On the first floor, there are three well-proportioned bedrooms, a family bathroom, and the second floor features the main bedroom benefitting from an ensuite shower room. Outside there is a good-sized rear garden which enjoys a westerly aspect and parking for two vehicles to the front.

EPC Rating: C 69  
Council Tax Band: D









Entrance Hall

Living Room 4.01m x 3.35m (13'2" x 11').

Kitchen/Dining 7.20m x 5.16m (23'7" x 16'11").

Utility Room

Cloakroom

Bedroom 1 5.71m x 3.98m (18'9" x 13'1").

Ensuite Shower Room

Bedroom 2 3.48m x 3.35m (11'5" x 11').

Bedroom 3 3.74m x 2.98m (12'3" x 9'9").

Bedroom 4 2.30m x 1.93m (7'7" x 6'4").

Bathroom

Garden

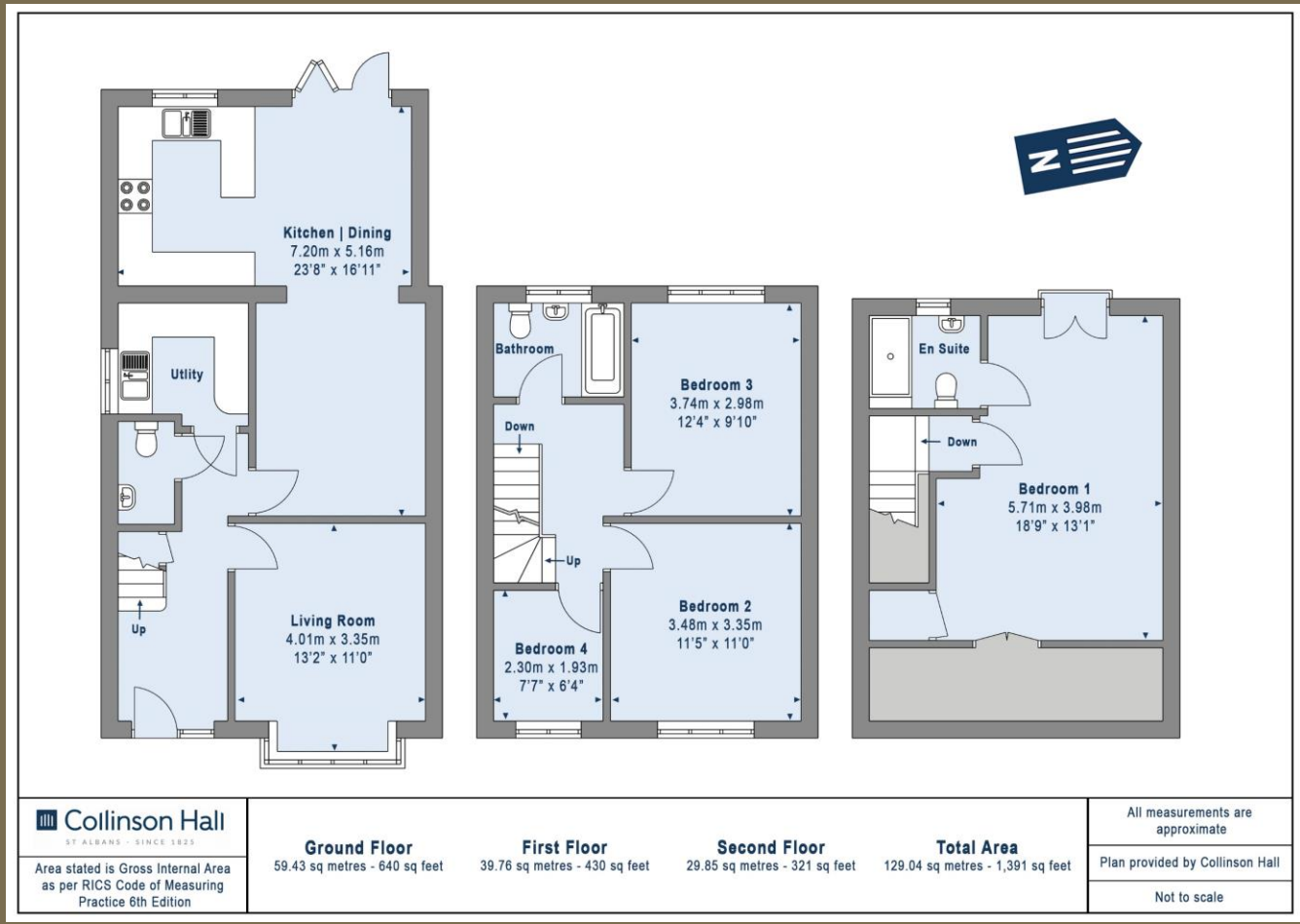
Driveway











**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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