





This family home is presented to a **HIGH STANDARD** throughout and offers **SPACIOUS** and **VERSATILE** family accommodation in a quiet residential location - well placed for access to **STAGS**, other local schools, the **CITY CENTRE** Thameslink, and **EXCELLENT ROAD** links.

Offers Over: £630,000

This property is presented for sale in excellent order throughout, and offers accommodation comprising an entrance hall, cloakroom, living room with views to the front, modern and stylish kitchen with patio door to the garden, and dining room which leads into the conservatory with its panoramic views and access to the garden. On the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally there is a rear garden laid to lawn which is private and enclosed, while to the front there is of street parking and access to the side of the home.

EPC Rating: C 71
Council Tax Band: D





Entrance Hall

Cloakroom

Living Room 3.84m x 3.36m (12'7" x 11').

Dining Room 3.09m x 2.52m (10'2" x 8'3").

Kitchen 3.54m x 2.53m (11'7" x 8'4").

Conservatory 3.11m x 2.97m (10'2" x 9'9").

Bedroom 1 3.80m x 3.04m (12'6" x 10').

Bedroom 2 3.96m x 2.56m (13' x 8'5").

Bedroom 3 2.59m x 2.48m (8'6" x 8'2").

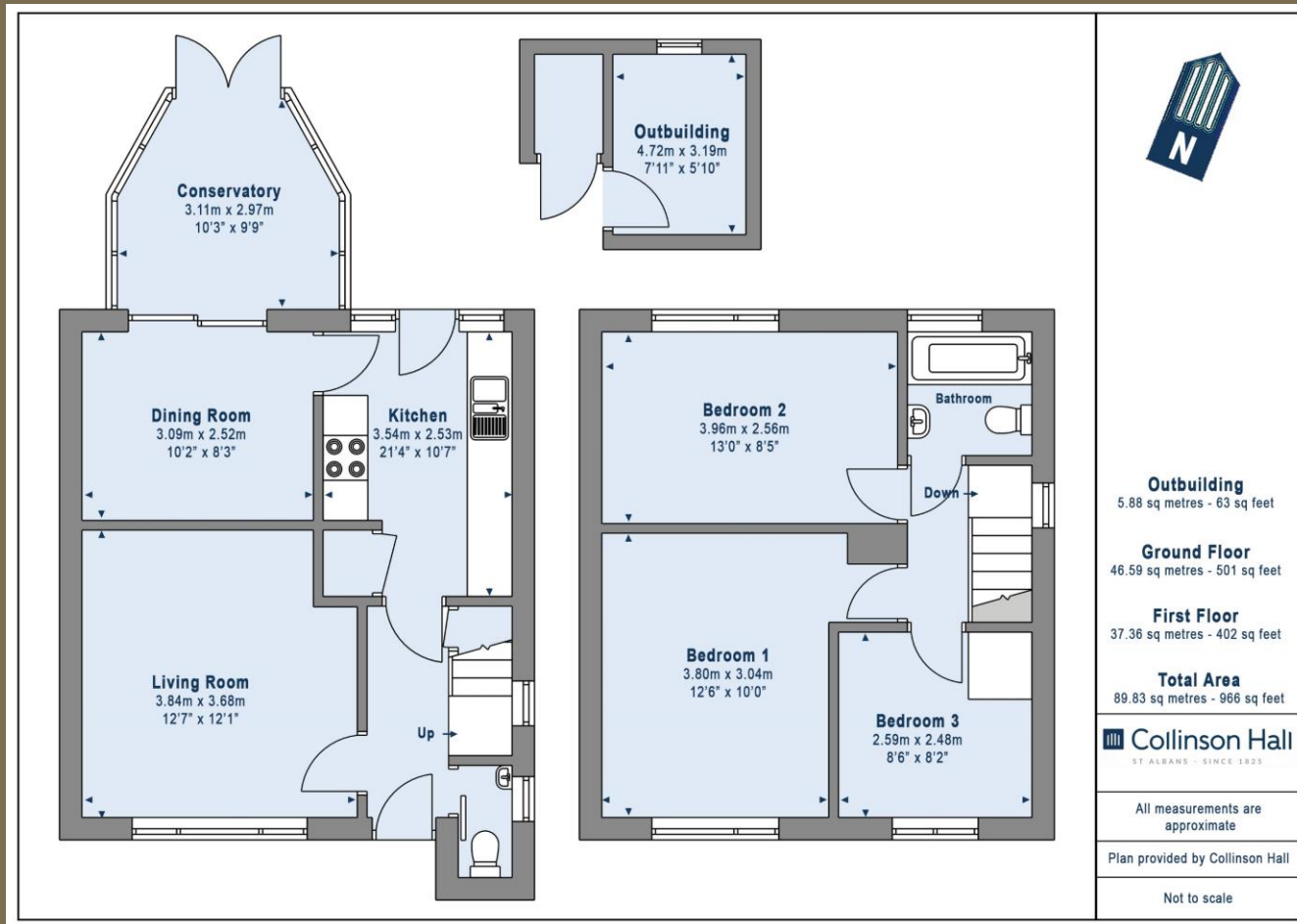
Bathroom

Garden

Outbuilding 4.72m x 3.19m (15'6" x 10'6").







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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