





Welcome to 'The Stratford', a delightful **FOUR DOUBLE BEDROOM** detached family home situated within a modern, quiet **CUL-DE-SAC** in the **CATCHMENT AREA** for the highly sought after **Oakwood and Beaumont Schools**.

Guide Price: £1,000,000

This spacious home positioned on a generous and level plot offers a good size lounge with separate dining room, both of which are bay fronted. There is a spacious kitchen/breakfast room with access onto a secluded and westerly facing rear garden along with ample parking and a single garage. Upstairs there are four generous bedrooms most of which benefit from fitted wardrobes and the principle bedroom has an en-suite shower room and finally a family bathroom.

EPC Rating: C 73

Council Tax Band: F





Entrance Hall

Living Room 6.59m x 3.55m (21'7" x 11'8").

Kitchen 4.85m x 2.24m (15'11" x 7'4").

Dining Room 3.23m x 2.85m (10'7" x 9'4").

Cloakroom

Bedroom 1 3.63m x 3.09m (11'11" x 10'2").

Ensuite Bathroom

Bedroom 2 3.18m x 2.76m (10'5" x 9'1").

Bedroom 3 3.18m x 3.07m (10'5" x 10'1").

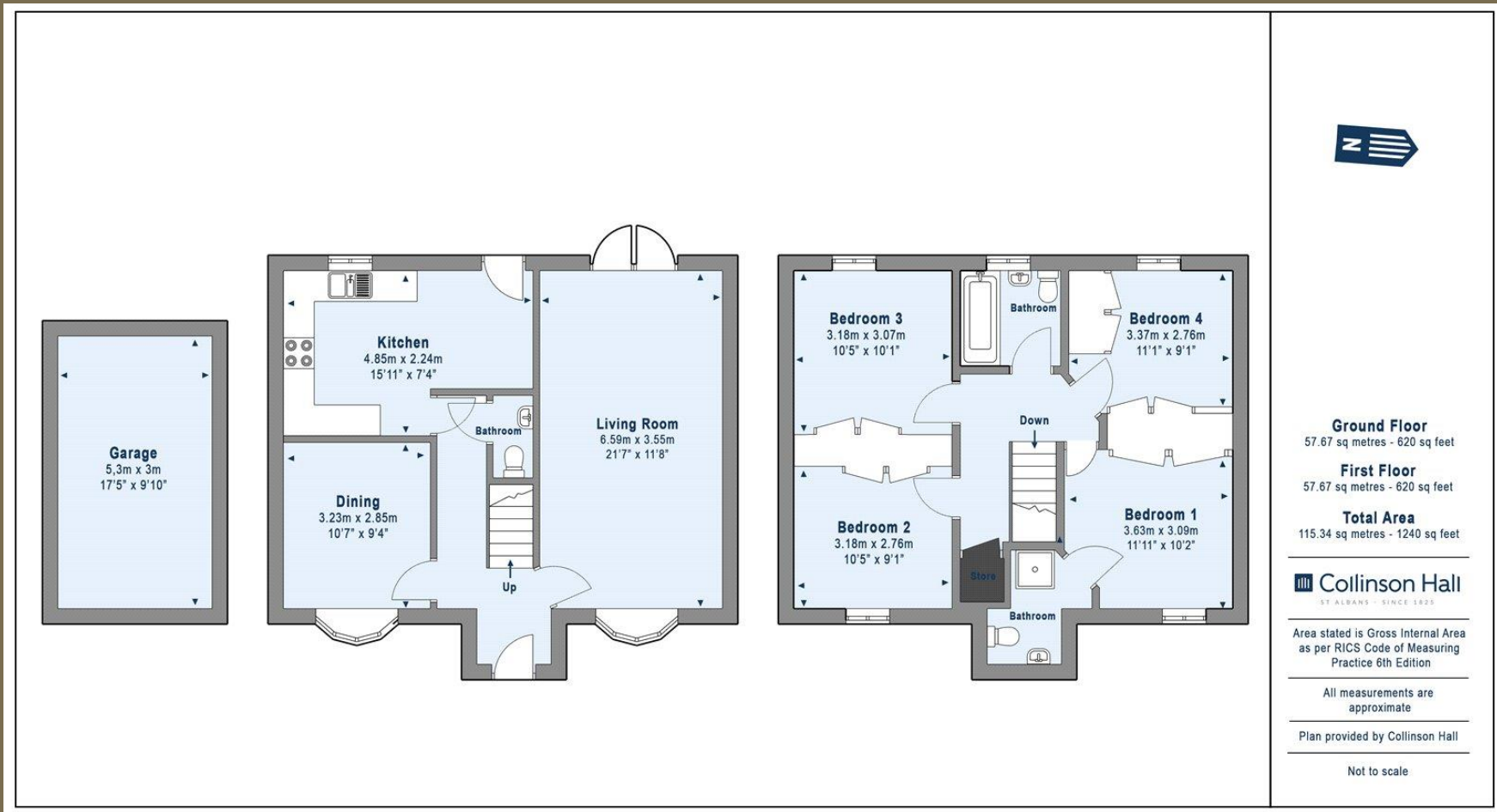
Bedroom 4 3.37m x 2.75m (11'1" x 9').

Bathroom

Garden







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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