





A stunning **FOUR BEDROOM** family residence that has been **EXTENDED**, and is lovingly cared for by the current vendors, situated to offer access into catchments for excellent **LOCAL SCHOOLING** and provides **EASY ACCESS** to the mainline station and an array of shops.

**Offers Over: £1,000,000**

This wonderful home offers flexible and versatile accommodation, including a large entrance hall, cloakroom, spacious open plan lounge living room with double patio doors leading to the garden, and modern kitchen/breakfast room featuring a breakfast bar and space for a dining table. On the first floor, there are four well-proportioned bedrooms and a stylish four-piece bathroom, with the principal bedroom benefitting from a dressing area and its own ensuite shower room. Externally, the property enjoys a sizable, tiered garden offering both lawn and patio areas and access to the home's garage, whilst, to the front, there is off-street parking for at least two cars and access to the home's garage.

EPC Rating: TBC  
Council Tax Band: E





Entrance Hall

Cloakroom

Living Room 6.39m x 6.24m (21' x 20'6").

Kitchen/Dining 7.18m x 3.30m (23'7" x 10'10").

Bedroom 1 3.63m x 2.97m (11'11" x 9'9").

Ensuite Shower Room

Dressing Room

Bedroom 2 3.21m x 2.77m (10'6" x 9'1").

Bedroom 3 2.84m x 2.56m (9'4" x 8'5").

Bathroom

Bedroom 4 2.80m x 2.31m (9'2" x 7'7").

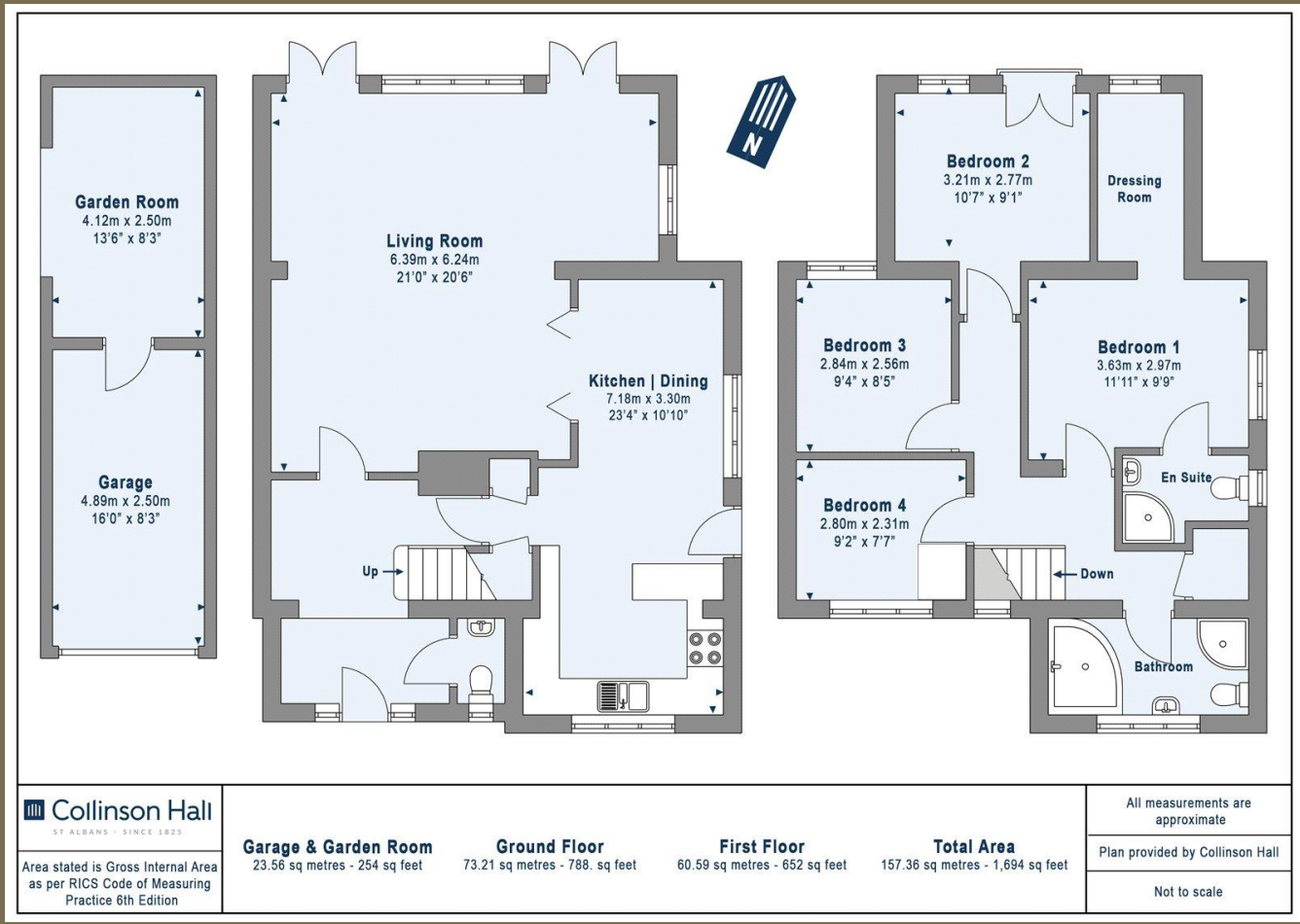
Garden

Garden Room 4.12m x 2.50m (13'6" x 8'2").

Garage 4.89m x 2.50m (16'1" x 8'2").







**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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