









**A spacious and WELL PRESENTED five/six-bedroom semi-detached FAMILY HOME situated within a POPULAR LOCATION on the edge of Park Street Village, CLOSE TO EXCELLENT AMENITIES and a SHORT WALK to the Village and Park Street STATION. The property benefits from approximately 1949 square feet of accommodation (including garage).**

**Guide Price: £700,000**

The accommodation includes an entrance porch, an entrance hall, a living room that can also serve as a sixth bedroom, and a guest cloakroom with a wet room. A standout feature of this property is the spacious open-plan kitchen and dining room, which measures 32 by 24 feet. On the first floor, you will find five bedrooms, a family bathroom, and a convenient loft space. Outside, there is a driveway that provides off-road parking for several cars, and at the rear of the property, there is a generous garden that is a particular feature of this property. This exceptional property is conveniently located near the local amenities in Park Street Village and offers easy access to the M1 and M25 motorways.

EPC Rating: TBC  
Council Tax Band: D









Entrance Hall

Kitchen/Living/Dining 9.80m x 7.41m (32'2" x 24'4").

Lounge/Bedroom 6 3.34m x 2.89m (10'11" x 9'6").

Wet Room

Bedroom 1 4.36m x 3.45m (14'4" x 11'4").

Bedroom 2 3.34m x 3.00m (10'11" x 9'10").

Bedroom 3 3.45m x 2.49m (11'4" x 8'2").

Bedroom 4 3.45m x 2.10m (11'4" x 6'11").

Bedroom 5 3.34m x 2.10m (10'11" x 6'11").

Bathroom

Garden

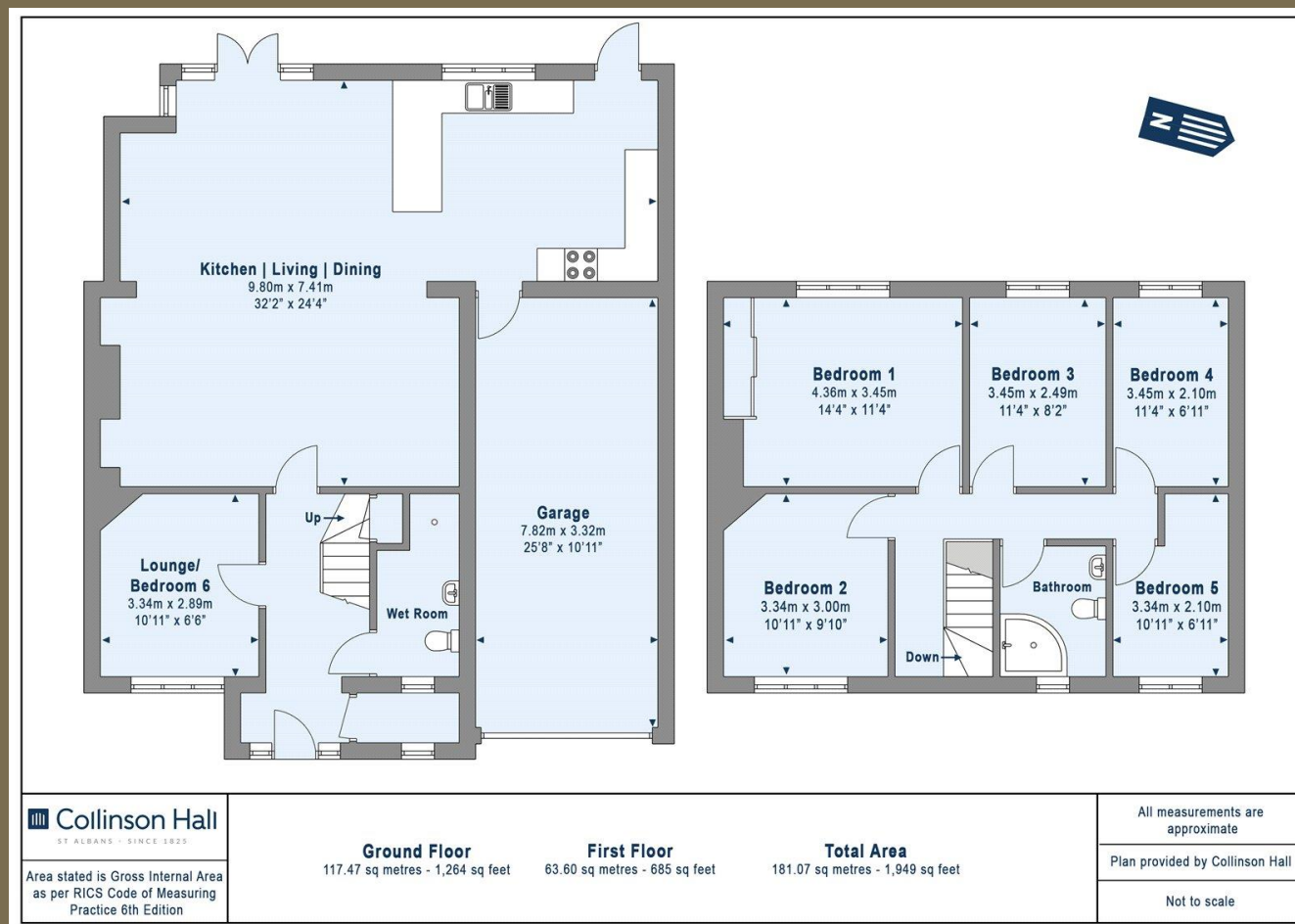
Garage 7.82m x 3.32m (25'8" x 10'11").











#### 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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