





A beautifully presented, **THREE BEDROOM** semi-detached **FAMILY HOME** located in a **PREMIUM RESIDENTIAL ROAD CLOSE** to favoured schooling.

Offers Over: £900,000

The property has been extensively improved by the current owners and benefits from two reception rooms, newly fitted kitchen, newly fitted bathroom and three good size bedrooms. The property also has the benefit of a recently installed heating system including the gas fired boiler and traditional styled tubular radiators. There is ample scope to extend both to the side and rear elevations, subject to the usual consents and a generous rear garden enjoying a westerly aspect. To the front there is a pleasant garden with driveway providing parking.

EPC Rating: E 54
Council Tax Band: E





Entrance Hall

Living Room 3.87m x 3.55m (12'8" x 11'8").

Dining Room 3.33m x 3.20m (10'11" x 10'6").

Kitchen 2.35m x 2.10m (7'9" x 6'11").

Conservatory 2.65m x 1.71m (8'8" x 5'7").

Bedroom 1 4.22m x 3.23m (13'10" x 10'7").

Bedroom 2 3.23m x 2.98m (10'7" x 9'9").

Shower Room

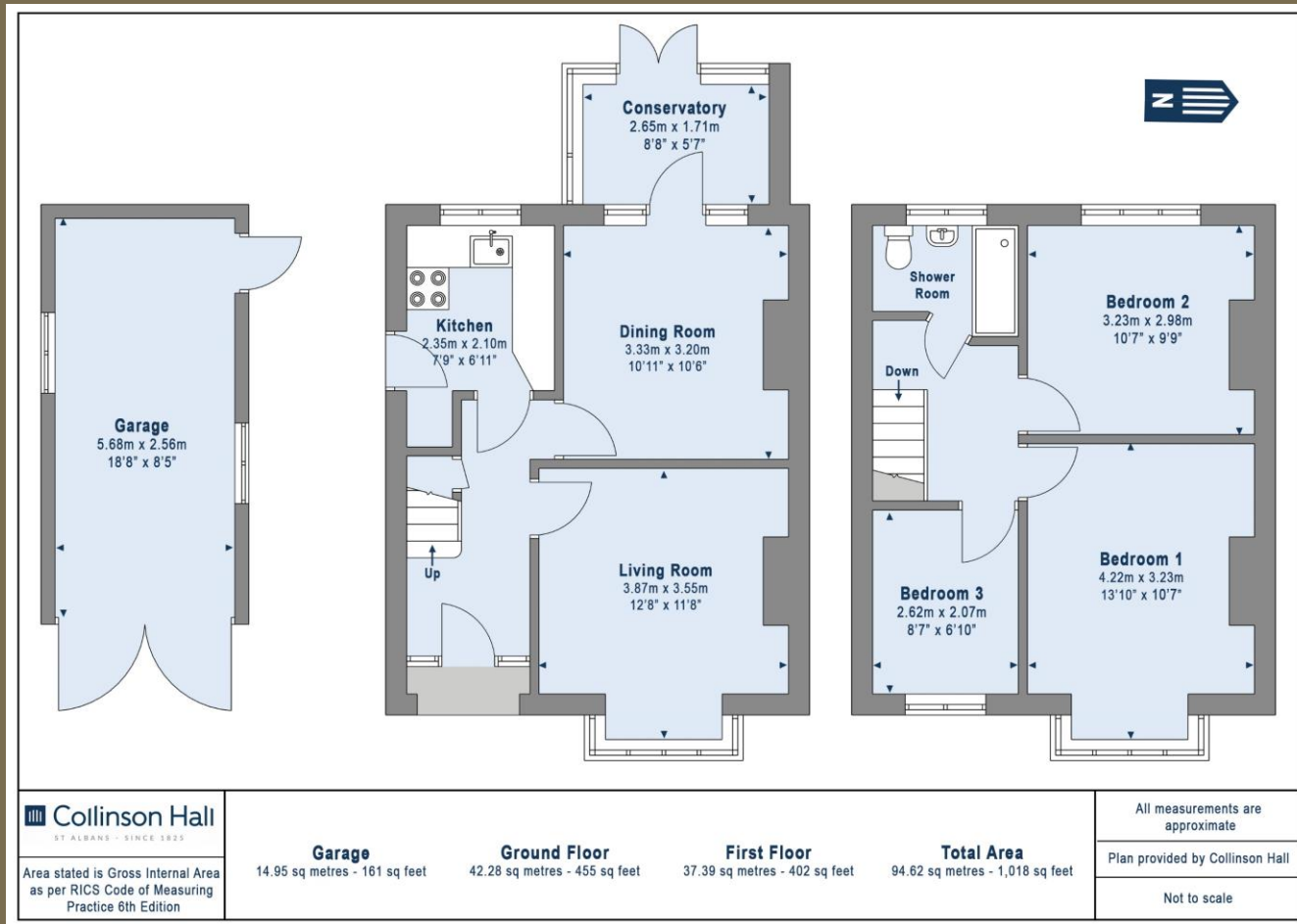
Bedroom 3 2.62m x 2.07m (8'7" x 6'9").

Garden

Garage 5.68m x 2.56m (18'8" x 8'5").







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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