





A beautifully presented FOUR BEDROOM 1930's built semi-detached family home situated within a SOUGHT AFTER LOCATION close to excellent amenities and within striking distance of favoured local schooling, including OAKWOOD and BEAUMOUNT.

Guide Price: £1,250,000

The property has been extended and refurbished to create a bright and stylish interior, making it an ideal family home in a highly sought-after location. The accommodation is arranged over two levels and comprises an entrance hall, guest cloakroom, bay-fronted sitting room, utility room, and a fabulous open plan kitchen/family room with a stylish centre island and bi-folding doors opening to the rear garden. On the first floor, the principle bedroom benefits from a walk-in wardrobe and ensuite shower room; there are three further bedrooms and a family bathroom. Outside there is a well-maintained rear garden and a useful home office/gym.

EPC Rating: TBC
Council Tax Band: E





Entrance Hall

Cloakroom

Lounge 5.08m x 3.74m (16'8" x 12'3").

Kitchen/Living/Dining 7.70m x 7.28m (25'3" x 23'11").

Utility Room

Bedroom 1 3.74m x 3.69m (12'3" x 12'1").

Walk - In - Wardrobe

Ensuite Bathroom

Bedroom 2 3.54m x 3.43m (11'7" x 11'3").

Ensuite Bathroom

Bedroom 3 3.60m x 3.11m (11'10" x 10'2").

Bedroom 4 2.77m x 2.09m (9'1" x 6'10").

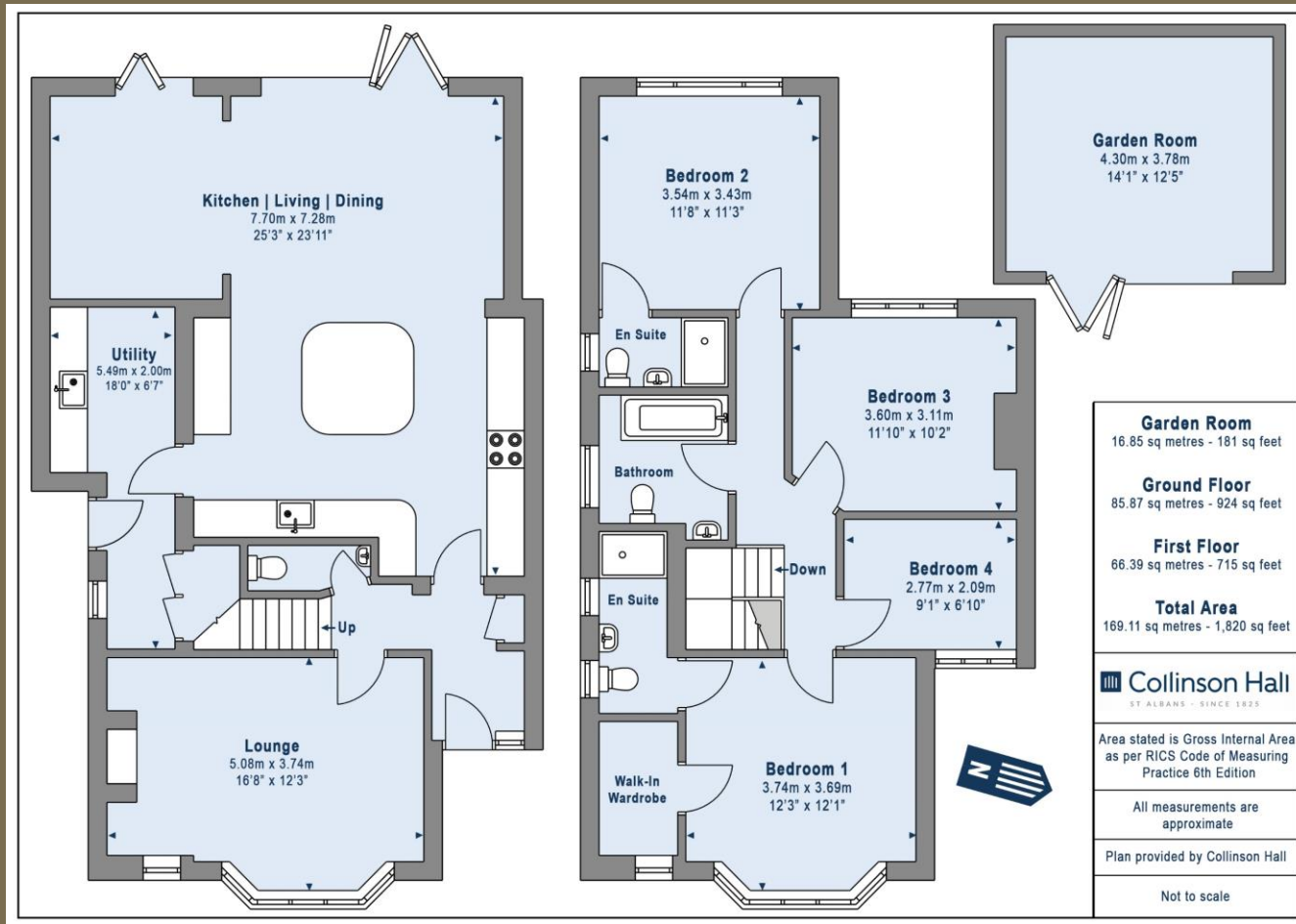
Bathroom

Garden

Garden Room 4.30m x 3.78m (14'1" x 12'5").







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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