









**A REFURBISHED, VICTORIAN, SEMI-DETACHED COTTAGE** in the heart of the extremely **POPULAR Bernards Heath CONSERVATION AREA**. With its leafy Heath, **WELL REGARDED SCHOOLS**, and within **WALKING DISTANCE** to the **TOWN CENTRE** and mainline **TRAIN STATION**, with its excellent transport links into London.

**Guide Price: £575,000**

Built-in 1895, this fantastic character cottage has been the subject of considerable improvement. Whilst retaining superb examples of the Victorian character features, including feature fireplaces, and exposed brickwork.

This wonderful property is arranged over two floors and briefly comprises of a living room with beautiful wooden flooring, a dining area, a fitted kitchen with slate floors, and a downstairs shower room on the ground floor. With two double bedrooms and a large en-suite bathroom, with ceramic tiles on the first floor.

To the rear is a beautiful mature, private 20' cottage garden.









## GROUND FLOOR

Living Room 3.49m x 3.44m (11'5" x 11'3").

Dining Room 3.44m x 3.35m (11'3" x 11').

Kitchen 3.45m x 2.16m (11'4" x 7'1").

Shower Room

## FIRST FLOOR

Bedroom 2 3.37m x 3.44m (11'1" x 11'3").

Bedroom 1 4.56m x 2.60m (15' x 8'6").

Ensuite Bathroom

## OUTSIDE

Front Garden

Rear Garden

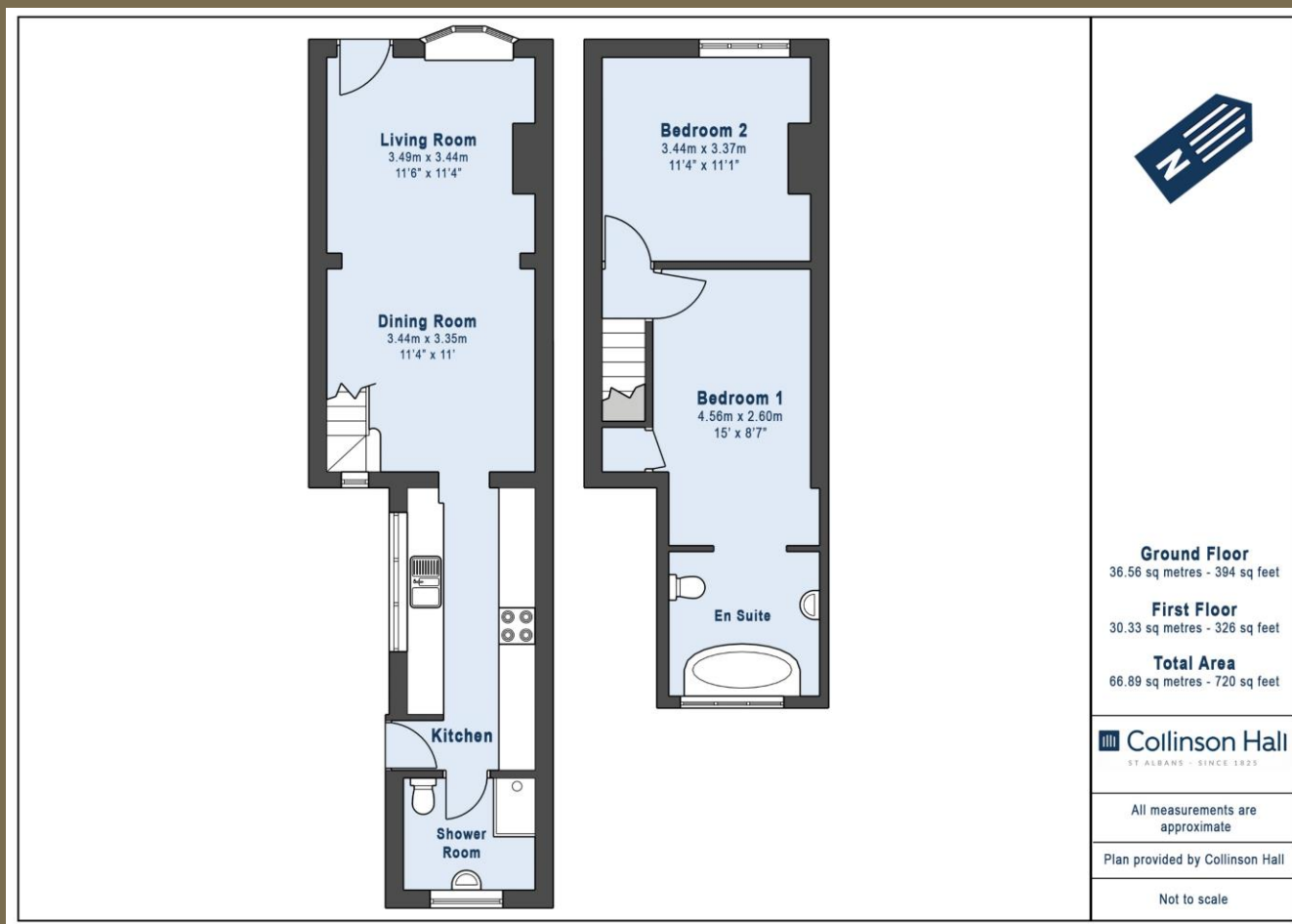
Residents Parking











#### 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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