





**A fantastic SEMI-DETACHED PERIOD PROPERTY, offered with NO UPPER CHAIN and vacant possession, ready for immediate occupation. Situated on a HIGHLY DESIRABLE ROAD in the heart of FLEETVILLE, this charming home provides over 1,260 sq ft of living space arranged over THREE FLOORS.**

**Guide Price: £850,000**

A generous entrance hall welcomes you into the home, flowing through to an elegant semi open-plan lounge featuring an attractive bay window, seamlessly connected to the dining room. Beyond the dining area lies a well-proportioned kitchen with direct access to the rear garden. Across the first and second floors, the property offers four double bedrooms, complemented by a stylish and spacious family bathroom, as well as a refined en-suite serving the principal bedroom.

Locally Fleetville is renowned for excellent schooling, particularly junior schools and offers a short walk from Clarence Park, excellent local amenities and the mainline station with access to London St. Pancras.

EPC Rating: D 64

Council Tax Band: D











#### 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.