









This **SPACIOUS** and wonderfully **REFURBISHED** four-bedroom home is situated in the **SOUGHT AFTER** Marshalswick area. With **AMPLE PARKING** on the **DRIVEWAY**, a **GARAGE**, and **STUNNING LAWNED GARDEN**. Within the **CATCHMENT AREA**, of some of the best local schools, including Oakwood, Beaumont, and Sandringham, and with easy access to the mainline railway station, fantastic local shops at The Quadrant, including the M&S food hall, and the local **NATURE RESERVE** on your doorstep. We know you won't want to miss out!

**£2,700 per month**

We enter into the entrance lobby with the guest cloakroom and onto the entrance hall, which leads to the new kitchen/diner.

From here, we find the spacious open-plan living-dining room. Further to this floor is the handy office/family room.

Upstairs, on the first floor, there are four double bedrooms and a family bathroom, with a bath and shower.

Externally there is a wonderful mature lawned rear garden, a driveway to the front, and a garage.

The property is within walking distance to Sandringham & Wheatfield schools and the nearby shops at The Quadrant shopping parade.

Available from 7/8/2021, to let unfurnished, with white goods included.

It is council tax band F, with a minimum tenancy of twelve Months.

If you are interested in this fabulous property, do call the office for more details.









**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.

