





A spacious and well-presented FOUR BEDROOM DETACHED family home situated within a popular elevated position CLOSE TO EXCELLENT AMENITIES and a short walk to Park Street Village and Park Street Station.

Asking Price: £850,000

The property benefits from bright and well-proportioned accommodation comprising an entrance hall, cloakroom, bay fronted living room, spacious kitchen/breakfast room and a useful study. On the first floor there are four good sized bedrooms, family bathroom and ensuite shower room. Additionally there is access to a sizable loft space. Externally there is a pretty front garden with side access to a sizable Westerly facing rear garden, leading to a double garage and driveway providing off road parking for several cars. In our opinion this already impressive property offers excellent potential for a further extension subject to obtaining the necessary planning consents.



**Collinson
Hall**





Entrance Hall

Living Room 4.30m x 3.95m (14'1" x 13').

Kitchen/Dining Room 6.44m x 5.78m (21'2" x 19').

Cloakroom

Study 3.42m x 2.39m (11'3" x 7'10").

Bedroom 1 3.95m x 3.66m (13' x 12').

Bedroom 2 3.96m x 3.00m (13' x 9'10").

Bedroom 3 3.31m x 3.02m (10'10" x 9'11").

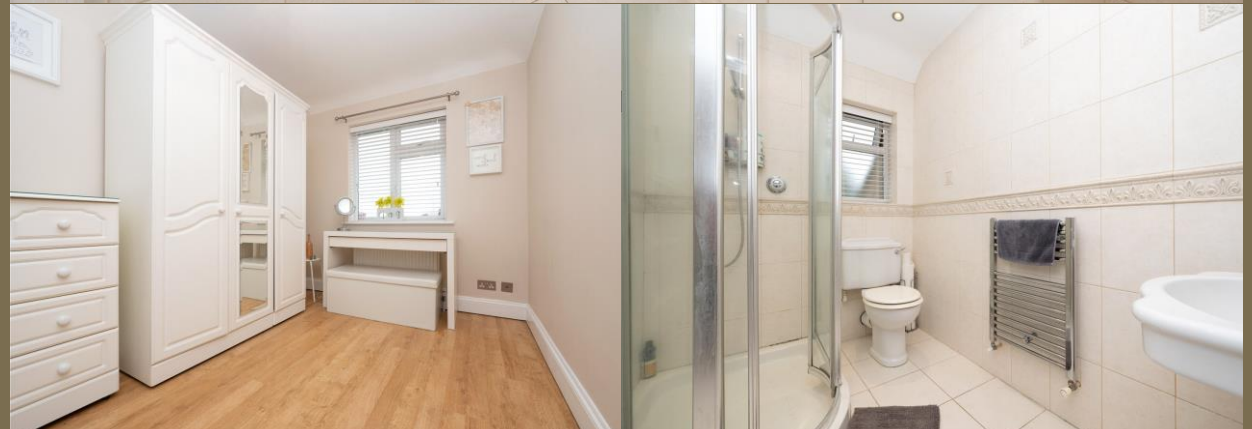
Bathroom

Bedroom 4 4.03m x 2.39m (13'3" x 7'10").

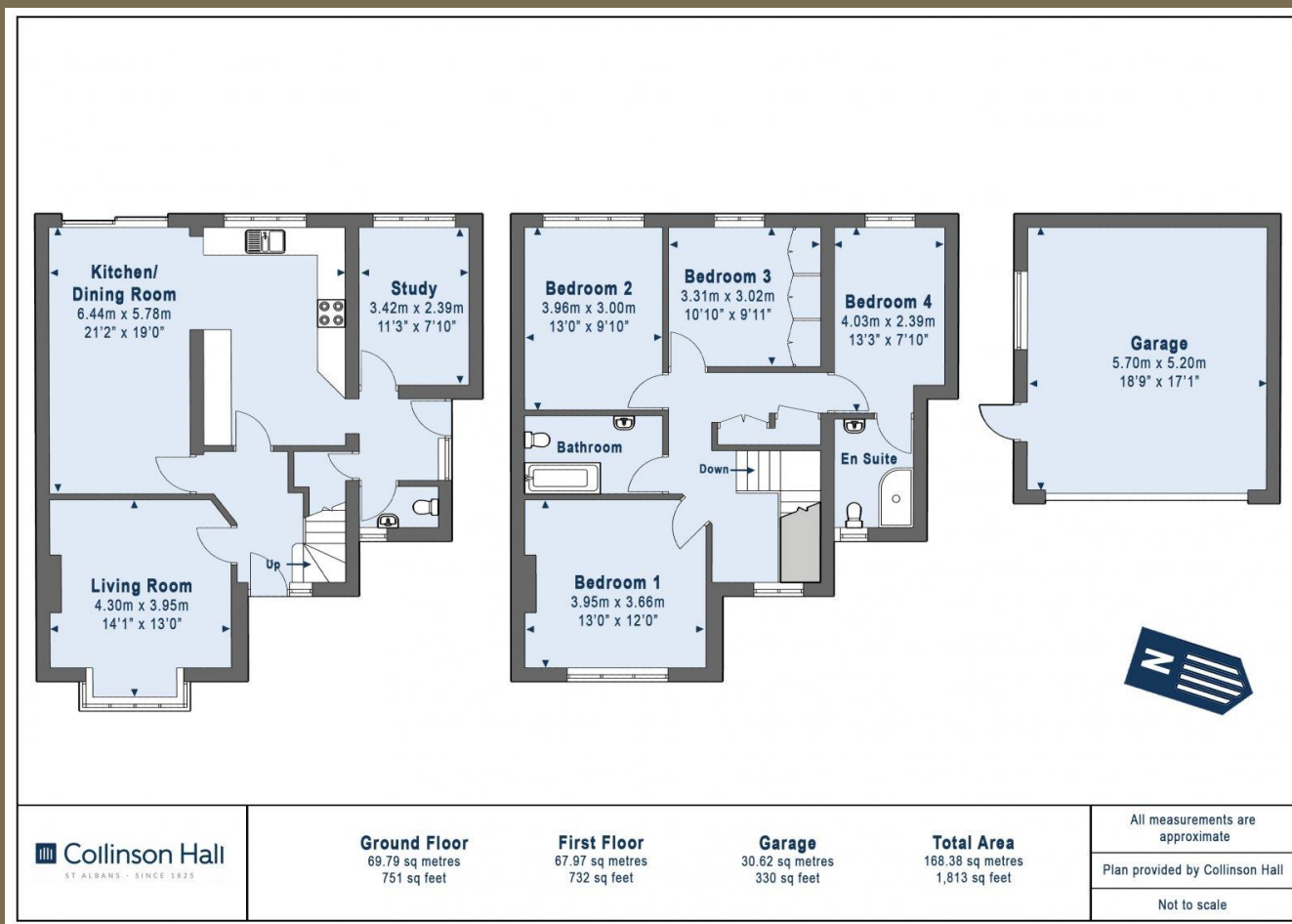
Ensuite Shower room

Garden

Garage 5.70m x 5.20m (18'8" x 17'1").







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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