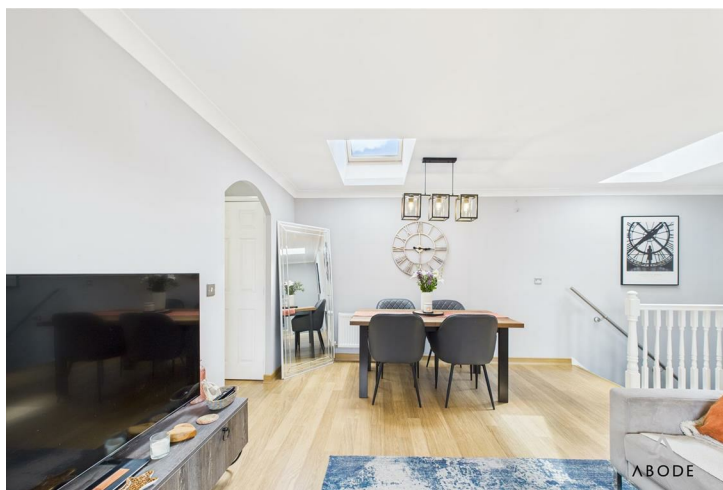






A unique and beautifully presented two-bedroom coach house, set within a peaceful and family-friendly neighbourhood with excellent transport links and within a popular school catchment area. Offering a rare combination of flexible living space, private outdoor areas, and off-street parking, this property has been improved by the current owners, to create a stunning home.



Accommodation

The layout is thoughtfully arranged, with the ground floor comprising a generous master bedroom complete with an adjoining dressing room—perfect as a walk-in wardrobe, nursery, or even a home office. French doors open directly onto the rear garden, creating a seamless indoor-outdoor connection. Also on the ground floor is a welcoming hallway providing access to the converted garage—ideal for a home gym, studio, or further storage—with uPVC French doors opening out to the garden.

Upstairs, the heart of the home is a bright and spacious lounge diner with a window to the front and twin skylights to the rear, flooding the space with natural light. The modern fitted kitchen is well-equipped with sleek wall and base units, an integrated fridge freezer, dishwasher, double electric oven, induction hob, extractor hood, and a composite sink with mixer tap—offering both style and practicality.

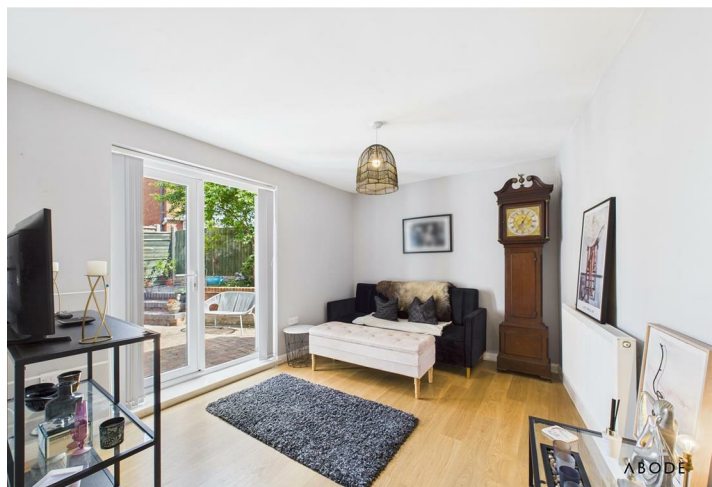
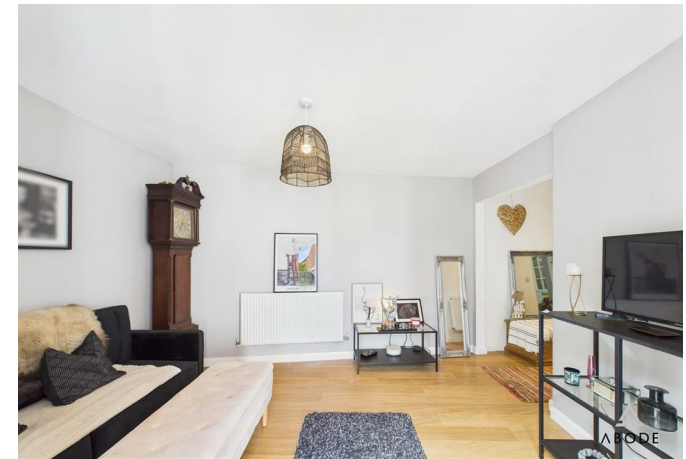
The second bedroom is a comfortable double, positioned to the front, while the bathroom is stylishly finished with a white three-piece suite including a bath with shower over, WC, wash basin, and tasteful tiling throughout, along with a rear skylight window.

Outside, the property features a private driveway with space for three vehicles, gated access to a fully enclosed rear garden ideal for entertaining or relaxing, and a single garage with up-and-over door access providing additional storage options.



This home offers a truly versatile layout and immaculate presentation throughout—viewing is highly recommended to appreciate everything it has to offer.

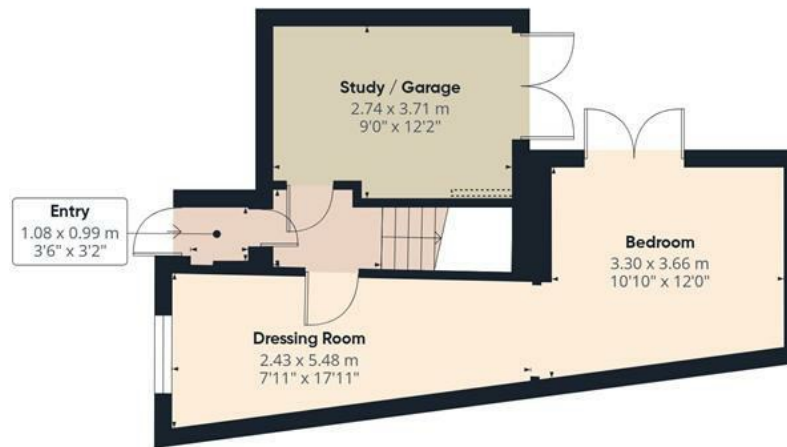












Floor 0



Floor 1

Approximate total area⁽¹⁾

78.1 m²
841 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

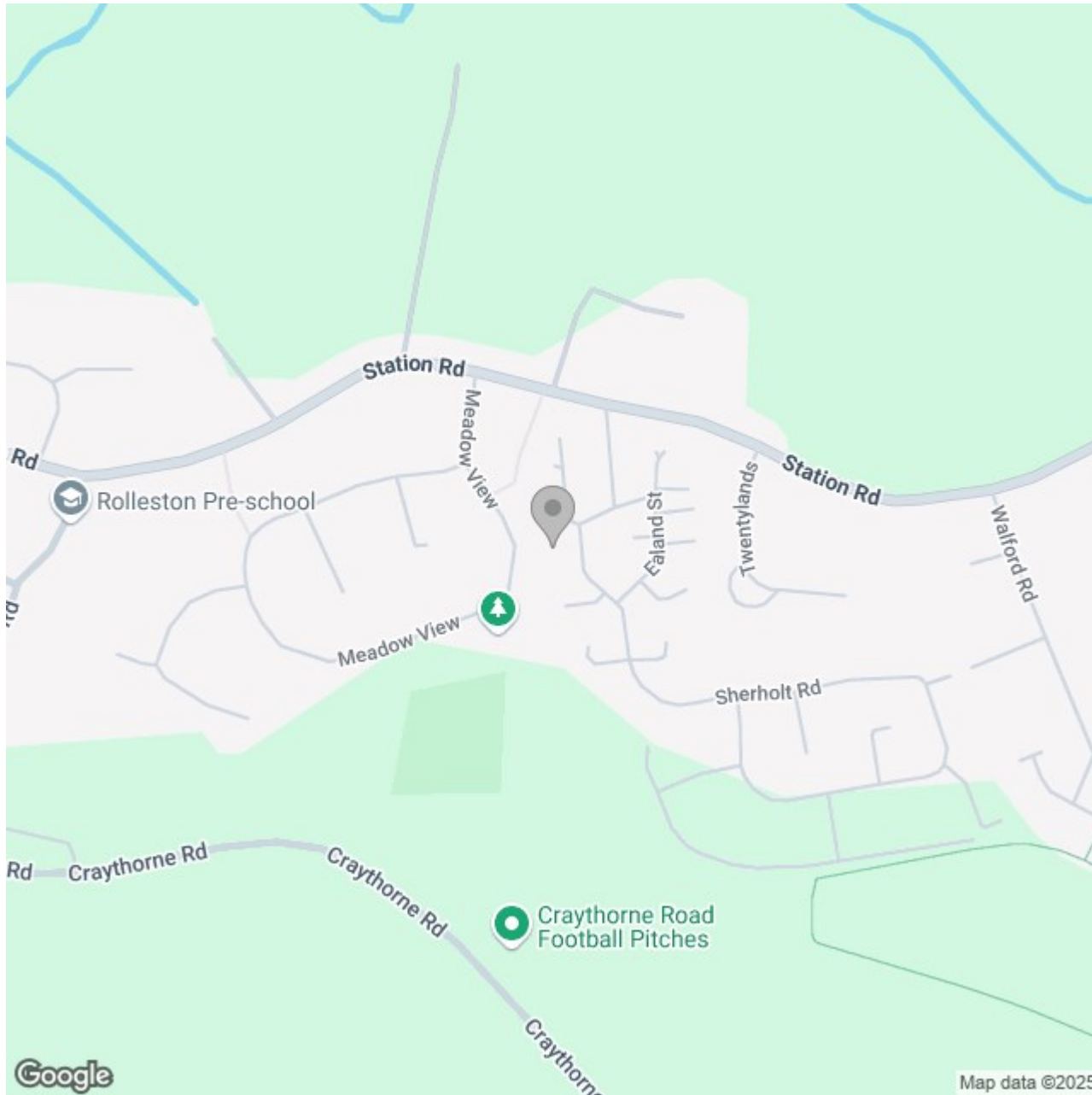
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 