







\*\*\*\* LARGE GARDEN TO THE REAR \*\*\*\* MODERN FITTED DINING KITCHEN WITH DOORS ONTO THE GARDEN \*\*\*\* Semi detached property benefiting from a new roof and boiler in the last 3 years. In brief the property offers a hall, lounge, fitted dining kitchen, inner hall and a bathroom, three first floor bedrooms and a stunning garden.





## HALL

Entrance door into the hall with stairs to the first floor and door to -

## LOUNGE

Feature fireplace, radiator and upvc double glazed window to the front.

## INNER HALL

Storage space and a door to the bathroom.

## BATHROOM

Low flush wc, wash hand basin, bath with a shower over, radiator and upvc double glazed window.

## KITCHEN DINER

Modern fitted kitchen offering fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and extractor, space for a washing machine and fridge freezer. Upvc double glazed windows and doors, radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Walk-in wardrobe, upvc double glazed window and radiator.

## BEDROOM 2

Upvc double glazed window and radiator.



## BEDROOM 3

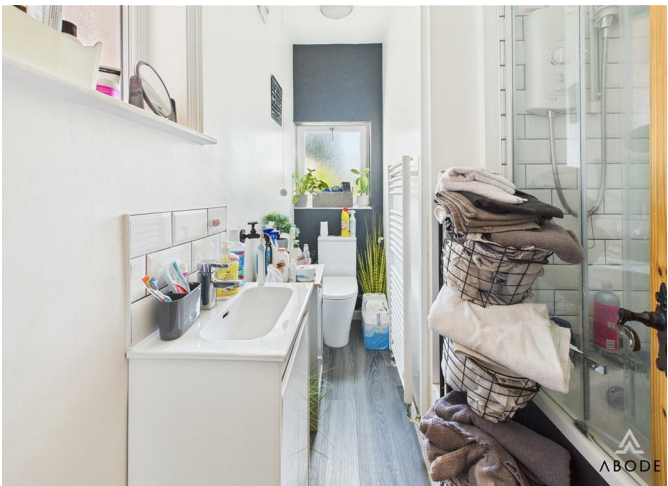
Cupboard, upvc double glazed window and radiator.

## OUTSIDE

Gated access to the front fore garden. Enclosed rear garden with a long lawn, established shrubs and bushes, and seating areas.











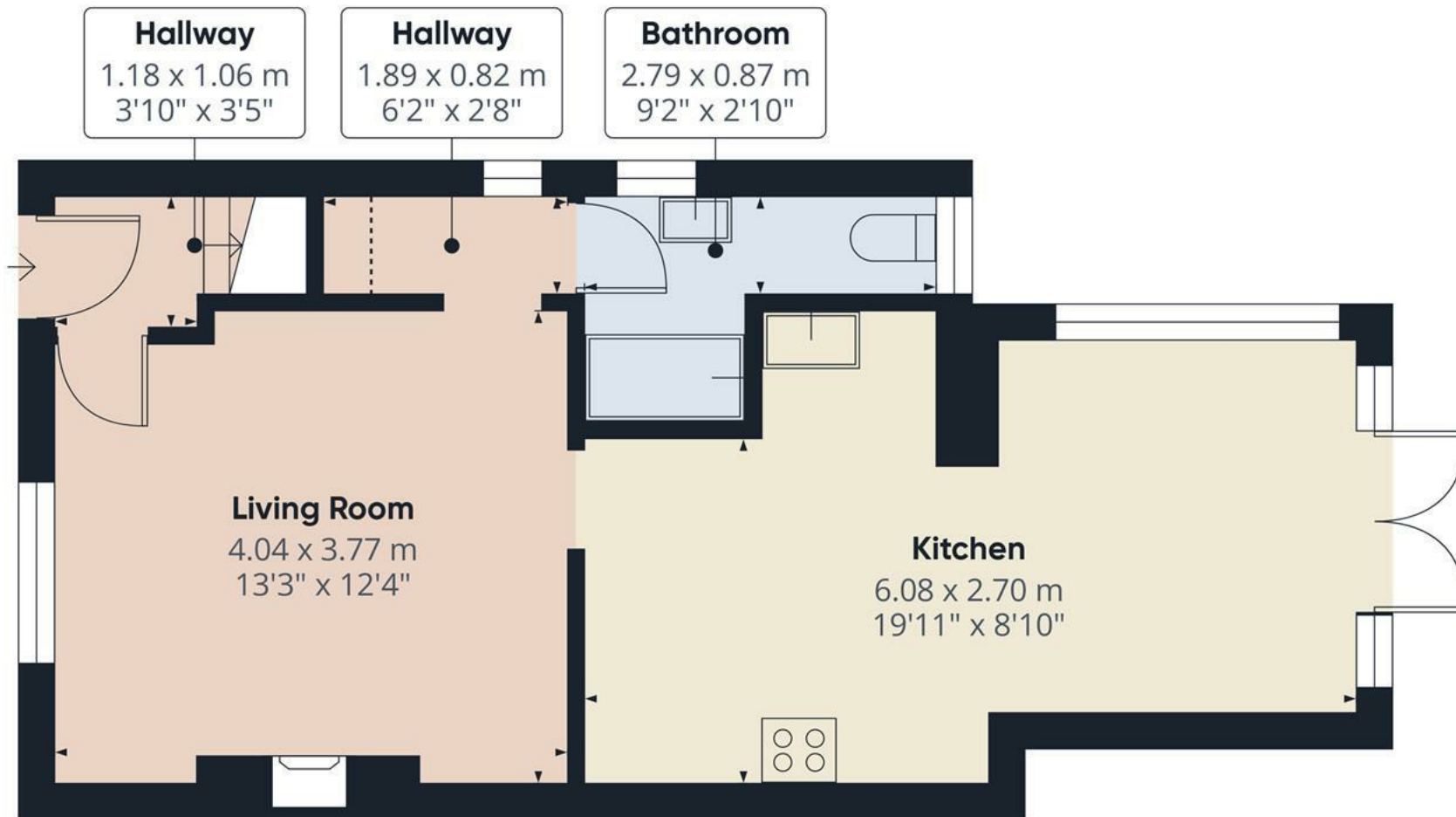












**Approximate total area<sup>(1)</sup>**

41.4 m<sup>2</sup>

446 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

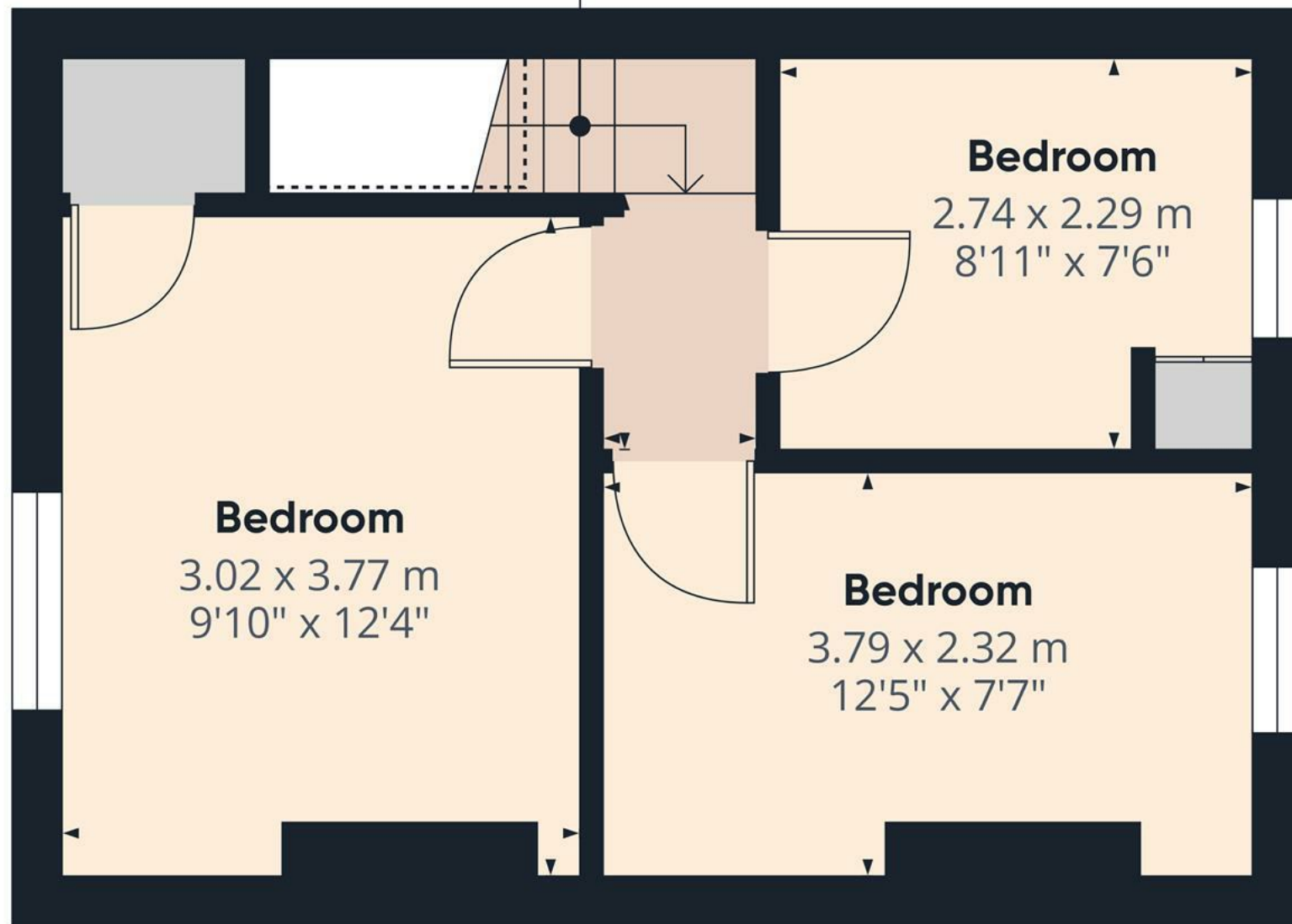
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**Floor 0**





**Landing**  
0.93 x 1.51 m  
3'0" x 4'11"



Floor 1

**Approximate total area<sup>(1)</sup>**  
27.9 m<sup>2</sup>  
300 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

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