







\*\*\*\* IMMACULATE EXTENDED  
SEMI-DETACHED PROPERTY  
\*\*\*\* ORANGERY OVERLOOKING  
THE GARDEN \*\*\*\* Beautifully  
presented property located on a  
good size corner plot offering a  
hall, guest cloakroom, lounge,  
fitted dining kitchen and an  
Orangery. Three first floor  
bedrooms, master with an en  
suite. Family bathroom,  
landscaped garden and a  
double width drive long enough  
for two cars . VIEWING IS  
HIGHLY RECOMMENDED





## HALL

Entrance door into the hall with stairs to the first floor, under stairs storage cupboard, radiator, half panelled walls and doors to -

## CLOAKROOM

Low flush wc, wash hand basin with tiled splash back, half panelled wall and a radiator.

## LOUNGE

Feature fireplace with Dimplex Sunningdale optimist stove, two upvc double glazed windows to the side and one to the front, all with window shutters, two radiators.

## KITCHEN DINER

High specification upgraded kitchen offering fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob, stainless steel splash back and extractor hood. Integrated fridge freezer, dishwasher and washing machine. Upvc double glazed windows to the front and side elevations, both with fitted shutters. Upvc double glazed doors onto the garden, panelled wall and a radiator.

## ORANGERY

Clear glass roof, upvc double glazed window and doors onto the garden, fitted shutters to the doors.

## FIRST FLOOR LANDING

Loft access and doors to -



## BEDROOM I

Upvc double glazed window with fitted shutters, radiator and panelled walls.

## EN SUITE

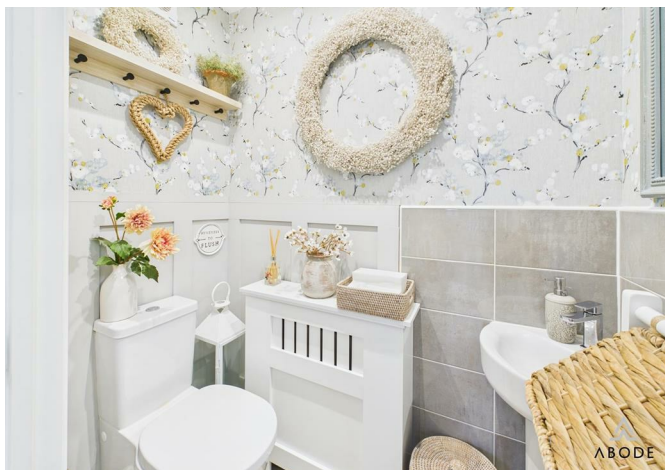
Double shower, low flush wc, wash hand basin, radiator and upvc double glazed window with fitted shutters.











## BEDROOM 2

Two upvc double glazed windows with fitted shutters and a radiator.

## BEDROOM 3

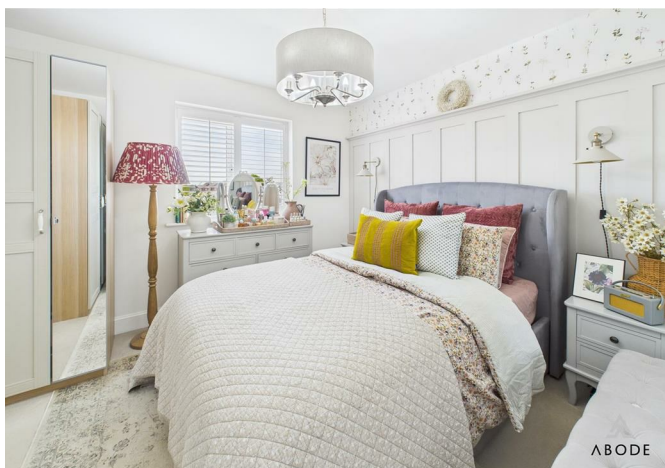
Upvc double glazed window with fitted shutters and a radiator.

## BATHROOM

Panel enclosed bath with shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window with fitted shutters.

## OUTSIDE

Side double width parking, for two cars Front lawn and brick store, gated access into the enclosed rear garden offering a lawn with sleeper enclosed flowering beds, paved seating areas, decked patio and a garden shed.







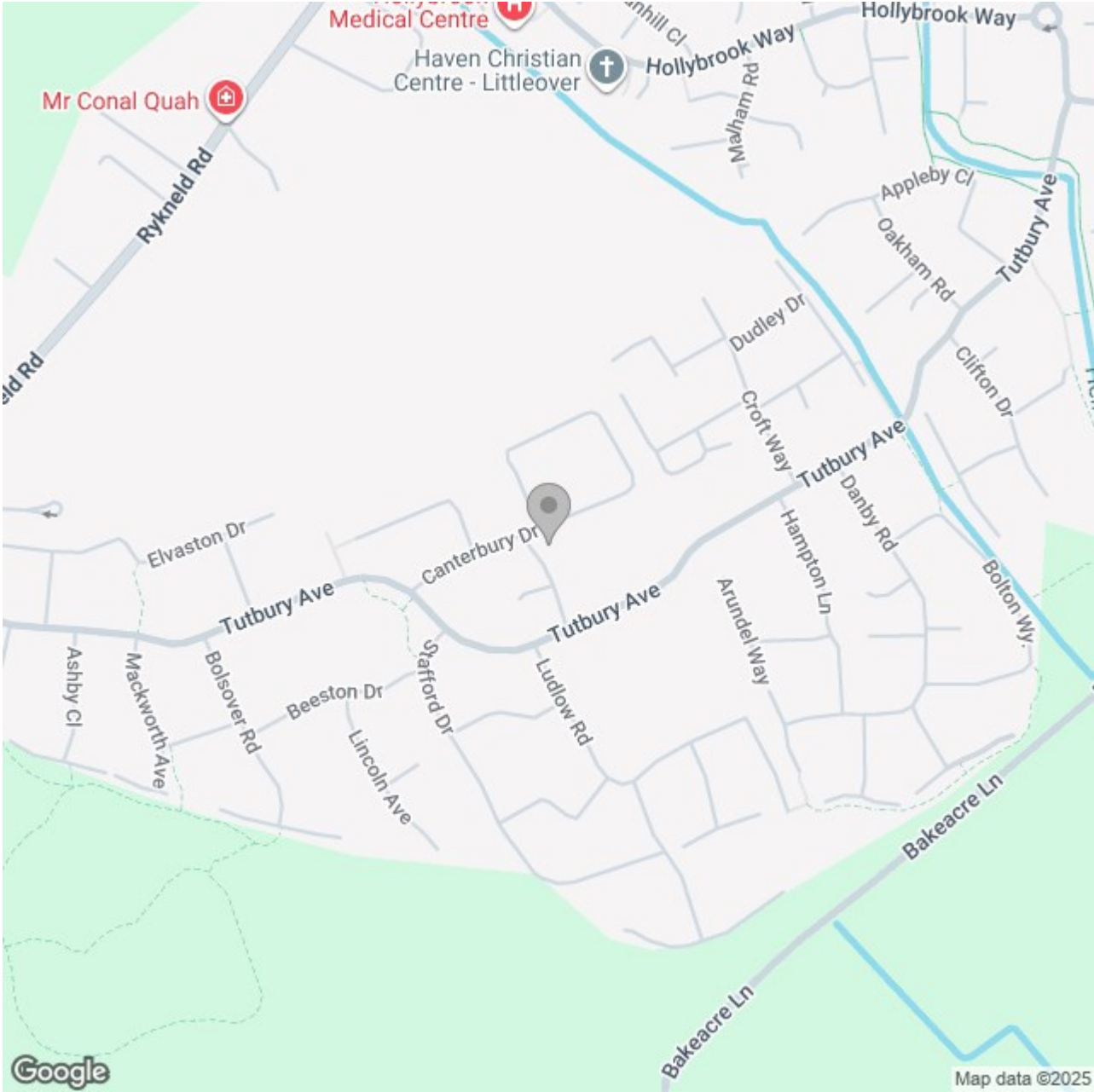












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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