





**** CORNER PLOT
POSITION WITH GOOD SIZE
GARDEN AND AMPLE
PARKING **** GRIFFIELD
PRIMARY AND LITTLEOVER
SECONDARY SCHOOL
CATCHMENT AREA ****
Modern semi detached
property with a hall, lounge,
fitted kitchen diner, three
first floor bedrooms and a
modern bathroom. Front,
rear and side gardens and a
drive. INTERNAL VIEWING
HIGHLY RECOMMENDED



HALL

Entrance door into the hall with stairs to the first floor and a radiator.

LOUNGE

Upvc double glazed window to the front, radiator and under stairs store cupboard.

KITCHEN DINER

Fitted units with work surfaces and a sink and drainer unit. Fitted oven and hob, space and plumbing for a washing machine and space for a fridge freezer. Upvc double glazed window and doors onto the garden.

FIRST FLOOR LANDING

Upvc double glazed window to the side, airing cupboard, loft access and doors to -

BEDROOM 1

Wardrobes, radiator and upvc double glazed window.

BEDROOM 2

Wardrobes, radiator and upvc double glazed window.



BEDROOM 3

Radiator and upvc double glazed window.







BATHROOM

Modern suite comprising a panel enclosed bath with a shower and shower screen, wash hand basin, low flush wc, radiator and upvc double glazed window.

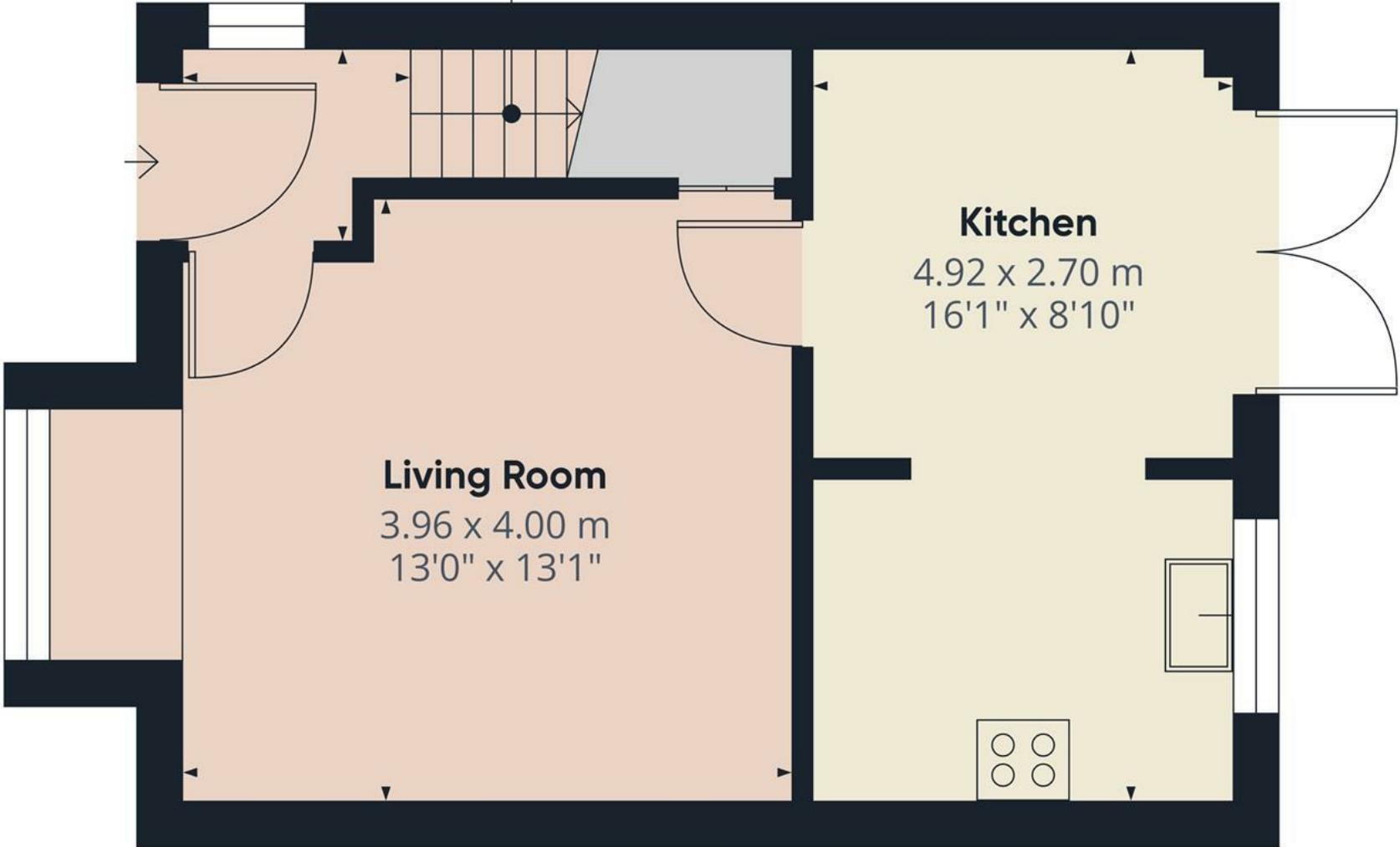
OUTSIDE

Front lawn, side drive and further lawn or could be made into additional parking. Gated access to an enclosed rear garden with patio areas and a lawn.





Hallway
1.26 x 1.54 m
4'1" x 5'0"



Kitchen
4.92 x 2.70 m
16'1" x 8'10"

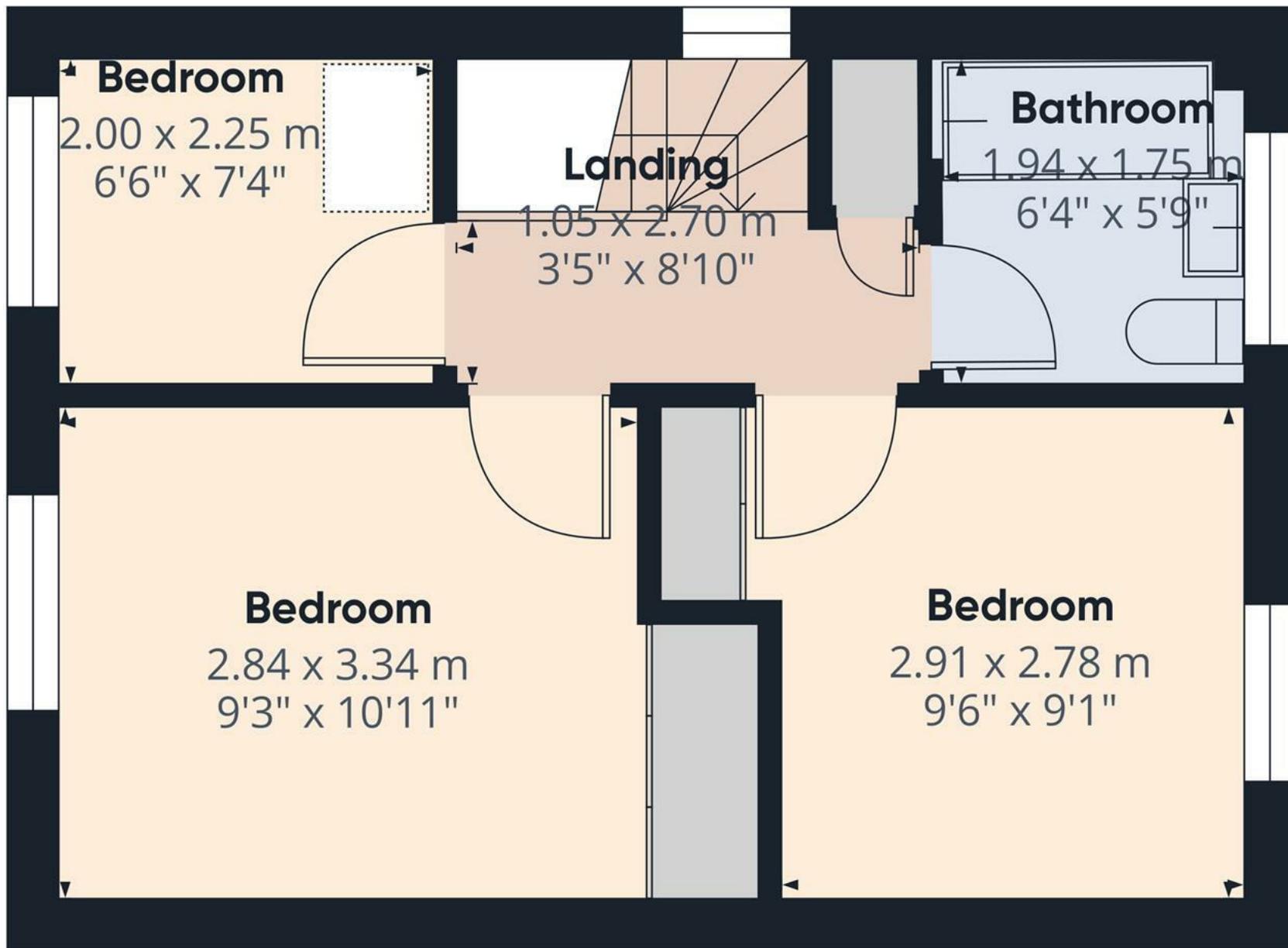
Living Room
3.96 x 4.00 m
13'0" x 13'1"

Approximate total area⁽¹⁾
34.39 m²
370.17 ft²

(1) Excluding balconies and terraces

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.



Approximate total area⁽¹⁾

30.25 m²

325.61 ft²

(1) Excluding balconies and terraces

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Floor 1

