

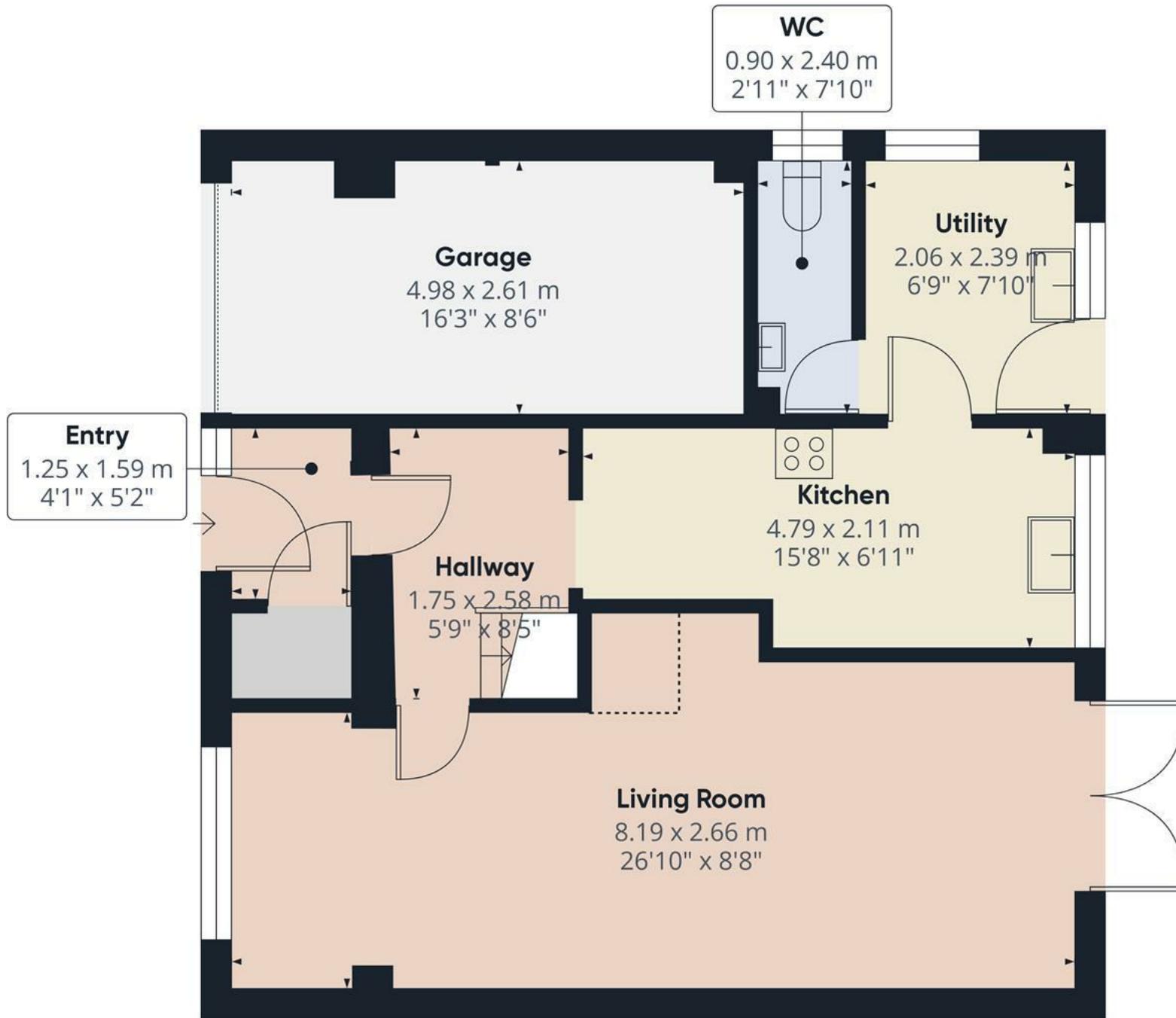




**** EXTENDED FIVE
BEDROOM DETACHED
FAMILY HOME **** In brief
the property benefits from
upvc double glazing and a
gas heating system and in
brief offers a porch and hall,
loungе diner, kitchen, utility
room and guest cloakroom.
Five first floor bedrooms and
a bathroom. Rear garden
drive and a single garage.
Offered for sale with no
upward chain.







Floor 0

Approximate total area⁽¹⁾

62.51 m²
672.86 ft²

Reduced headroom

0.81 m²
8.68 ft²

(1) Excluding balconies and terraces

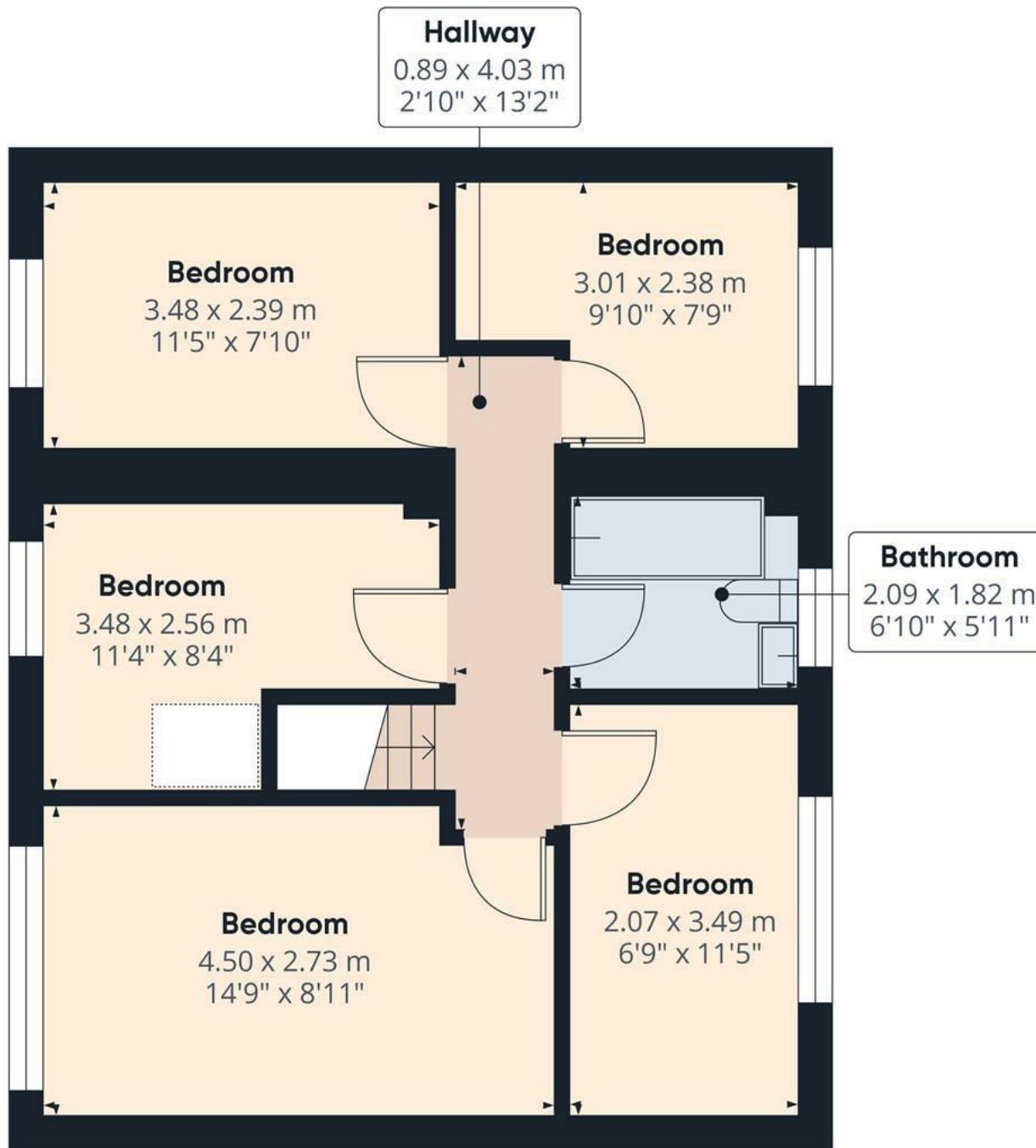
Reduced headroom

..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾

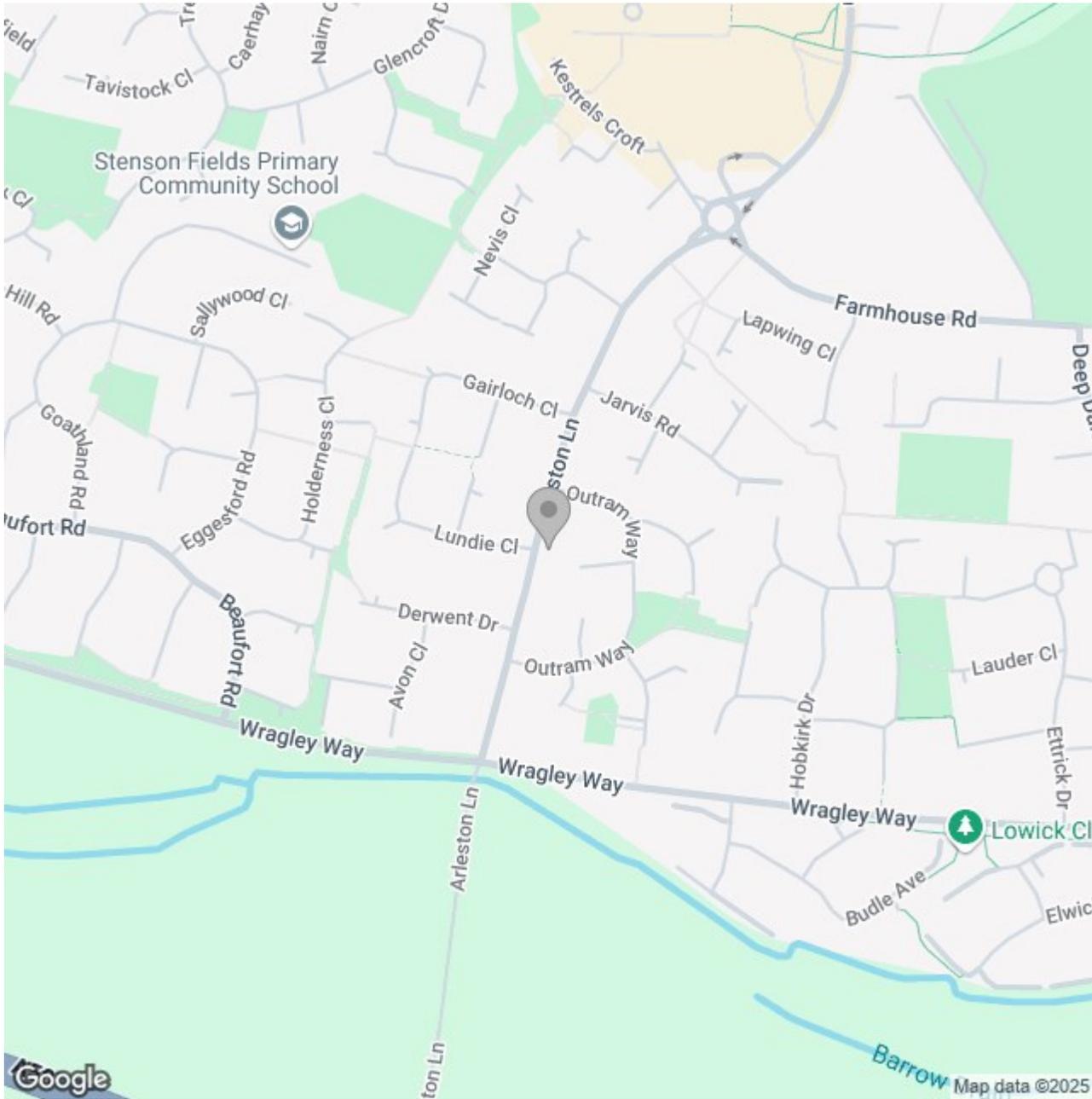
48.69 m²
524.09 ft²

(1) Excluding balconies and terraces.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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	