





**\*\* NO CHAIN \*\* SPACIOUS GARDENS \*\* LARGE DRIVEWAY  
 \*\* FINISHED TO A WONDERFUL STANDARD  
 THROUGHOUT \*\***

The property is accessed via a UPVC double glazed porch entrance leading into a welcoming hallway with staircase to the first floor, useful storage, and access to the main reception rooms. The ground floor offers a bright front lounge with bay window, a separate dining room overlooking the rear garden, and a well-appointed kitchen featuring a range of fitted units, integrated appliances, and space for additional white goods. A practical utility room provides further storage and appliance space, together with access to a cloakroom/WC and the garage.

To the first floor are three well-proportioned bedrooms and a modern four-piece family bathroom comprising bath, separate shower, WC and wash basin.

Externally, the property benefits from a substantial triple-width block-paved driveway providing ample off-road parking. To the rear is a generous and private garden featuring a paved patio area, lawn, gravel section and hardstanding, all enclosed by timber fencing with concrete posts.

Ideally positioned within a stone's throw of Hurst Green Primary School, the property is perfectly suited to families seeking convenient access to well-regarded local schooling, together with nearby amenities and transport links.



### Porch

The property is entered via a UPVC double glazed front door, opening into a welcoming porch with bay windows to the front and side elevations, allowing for excellent natural light. An internal composite door leads through to the hallway.

### Hallway

A spacious entrance hallway featuring a balustrade staircase rising to the first floor. There is a central heating radiator, thermostat, and a useful storage cupboard housing the electrical consumer unit and meter. Additional under-stairs storage is also provided, along with a UPVC double glazed frosted window to the side elevation. Internal doors provide access to the principal reception rooms.

### Lounge

A bright and comfortable reception room with a UPVC double glazed bay window to the front elevation. The room benefits from a central heating radiator, along with telephone and TV aerial points.

### Dining Room

A generous dining space with UPVC double glazed bay windows to the rear and side elevations, and a central heating radiator. Ideal for entertaining and family dining.

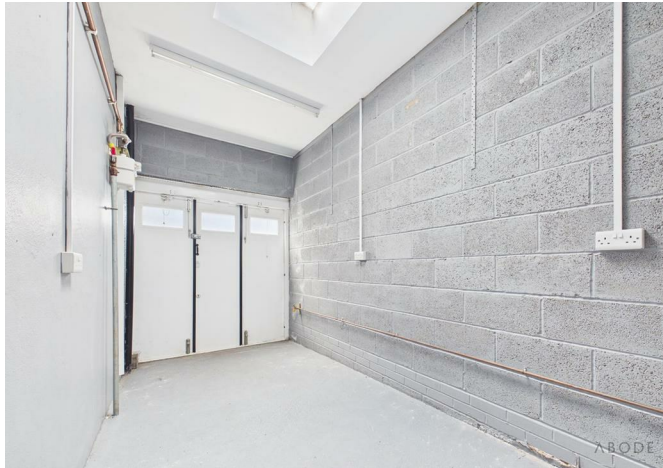


### Kitchen

Fitted with a range of matching base and wall units with wood block effect work surfaces and tiled splashbacks. Integrated features include a stainless steel sink and drainer with mixer tap and stainless steel extractor hood. There is space for freestanding white goods. The room also benefits from a central heating radiator, spotlighting, smoke alarm, and UPVC double glazed windows to the rear and side elevations.







### Utility Room

A practical utility area with skylight, central heating radiator, and plumbing for under-counter appliances. Fitted base and wall units with matching work surfaces provide additional storage. Housing the gas combination boiler, with carbon monoxide detector fitted. Internal doors provide access to the WC and garage.

### Cloakroom/W.C.

Comprising a low-level WC and pedestal wash basin with mixer tap. Includes a central heating radiator, extractor fan, and UPVC double glazed frosted window to the rear elevation.

### Garage

Accessed via folding front doors, the garage provides useful storage space and houses the gas meter. A glazed skylight provides natural light.

### Landing

The landing features a UPVC double glazed stained glass window to the side elevation, smoke alarm, and loft access via pull-down ladder. Internal doors lead to all bedrooms and the bathroom.

### Bedroom One

A spacious double bedroom with UPVC double glazed bay window to the front elevation and central heating radiator.

### Bedroom Two

A further double bedroom with UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

A well-proportioned bedroom with UPVC double glazed window to the front elevation and central heating radiator.

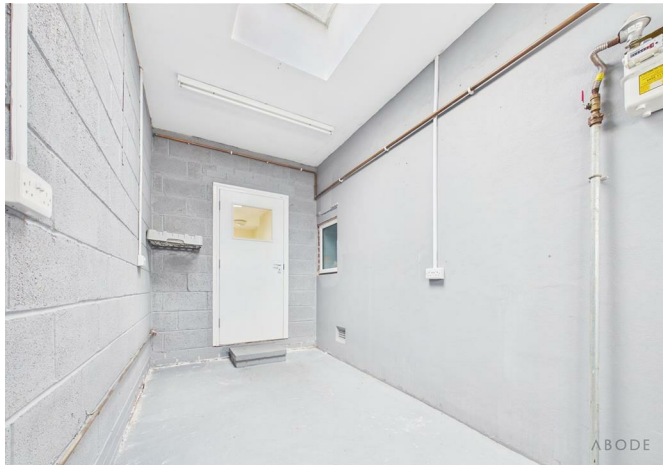
### Bathroom

A modern family bathroom comprising a four-piece suite including low-level WC, pedestal wash basin with mixer tap, bath with mixer tap, and separate shower cubicle with electric shower. Finished with complementary wall tiling, chrome heated towel rail, extractor fan, and recessed ceiling spotlights. UPVC double glazed frosted window to the rear elevation.

### Outside

To the front, the property benefits from a substantial triple-width block-paved driveway, providing ample off-road parking for multiple vehicles.

To the rear is a generously sized garden, offering a paved patio area ideal for outdoor seating and entertaining. There is a hardstanding section to the left-hand side, with the majority of the garden laid to lawn, complemented by a gravel area to the rear. The garden is fully enclosed by timber fencing with concrete posts, providing a secure and private outdoor space.

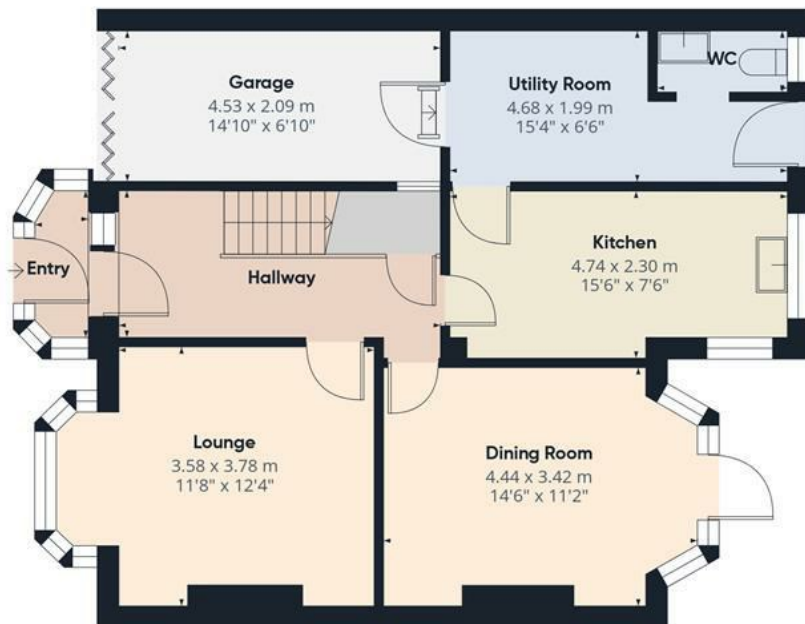








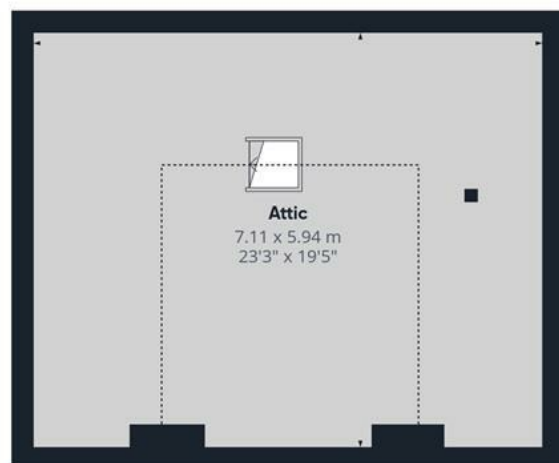




Floor 0



Floor 1



Floor 2



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

154.3 m<sup>2</sup>

1661 ft<sup>2</sup>

**Reduced headroom**

27.7 m<sup>2</sup>

298 ft<sup>2</sup>

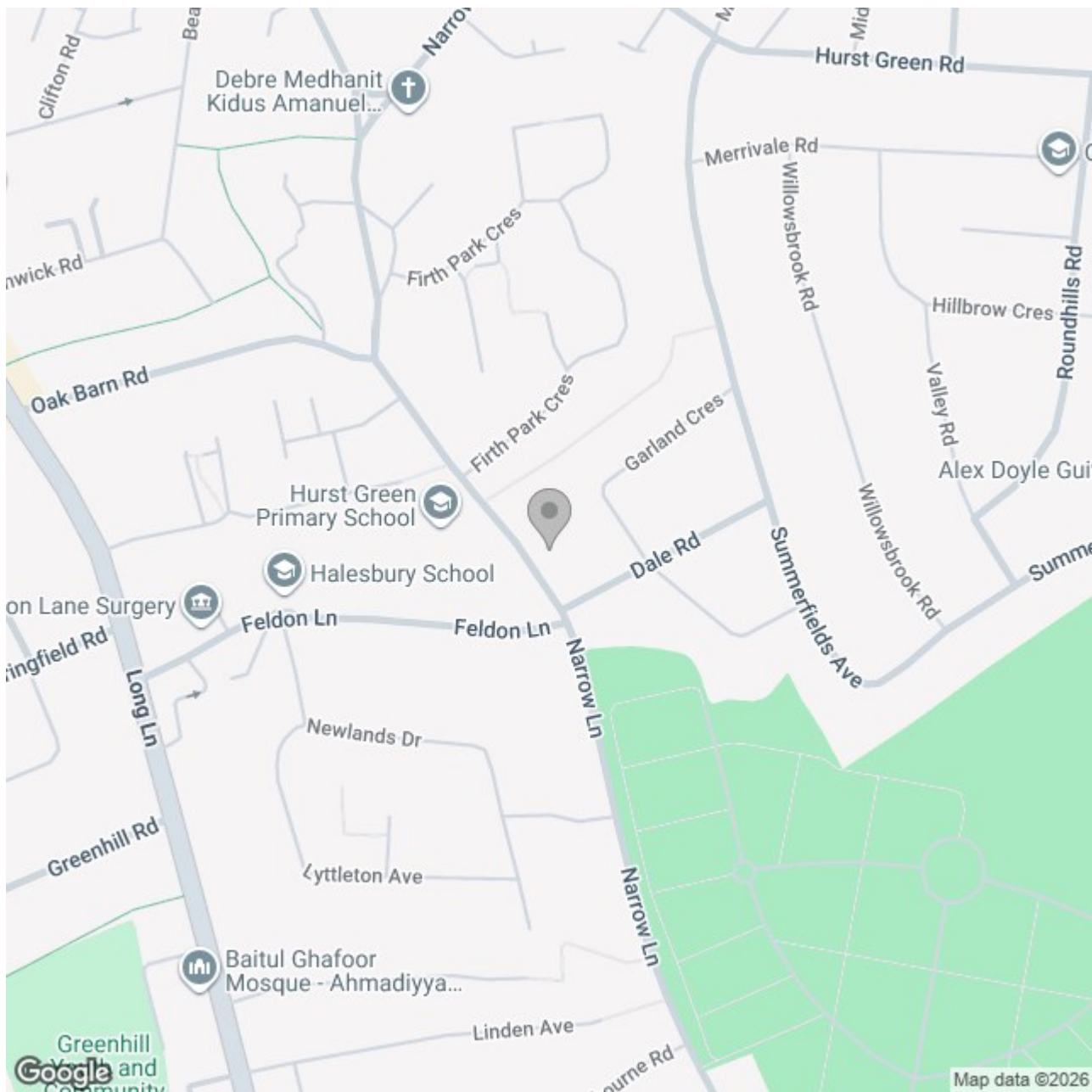
(1) Excluding balconies and terraces

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.

**GIRAFFE360**



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>84</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>59</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |