





An exceptional four-bedroom detached residence, located in a highly desirable residential area and retaining a wealth of original features. The property offers spacious and versatile accommodation, including three formal reception rooms, a breakfast kitchen, utility room and cellar. There are four generously sized bedrooms and two bathrooms. Externally, the property benefits from a garage, driveway, and an extensive rear garden with two brick-built sheds and second garage. Viewing is strictly by appointment only.



Entrance Hallway
22'2 x 6'9

Sitting Room
13'10 x 17'1

Dining Room
11'8 x 12'8

Living Room
15'9 x 12'8

Kitchen
12' x 12'9

Utility Room
7'6 x 9'

First Floor Landing
19'8 x 6'11

Bedroom
13'10 x 15'6

Bedroom
11'10 x 12'9

Bedroom
12'8 x 9

Bedroom
12'7 x 7'10

Bathroom
8'10 x 6'1

WC
2'9 x 3'9

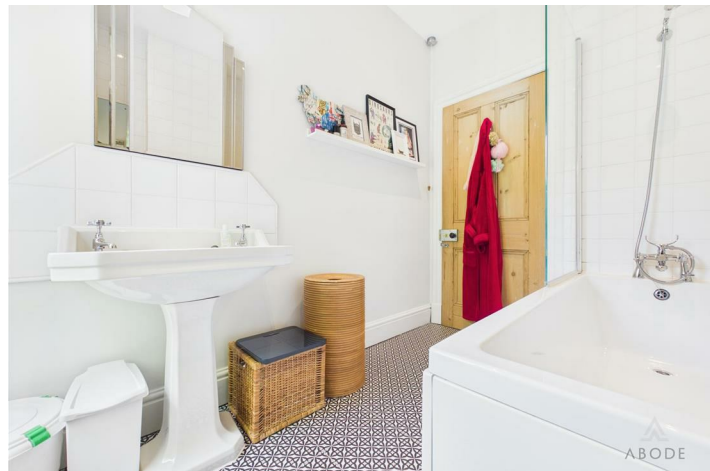
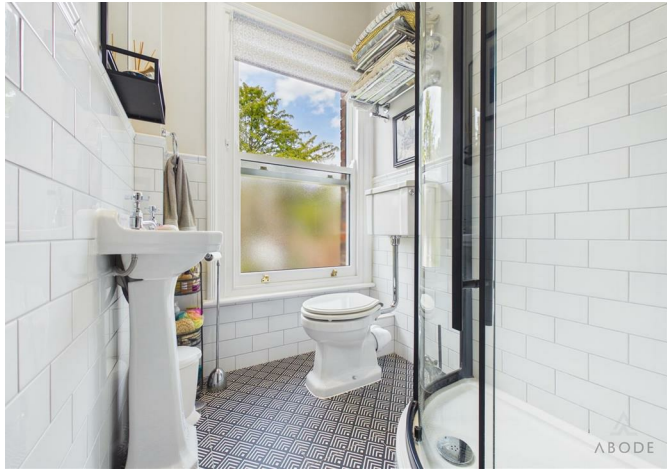
Bathroom
5'11 x 4'10

Cellar
11'2 x 12'7

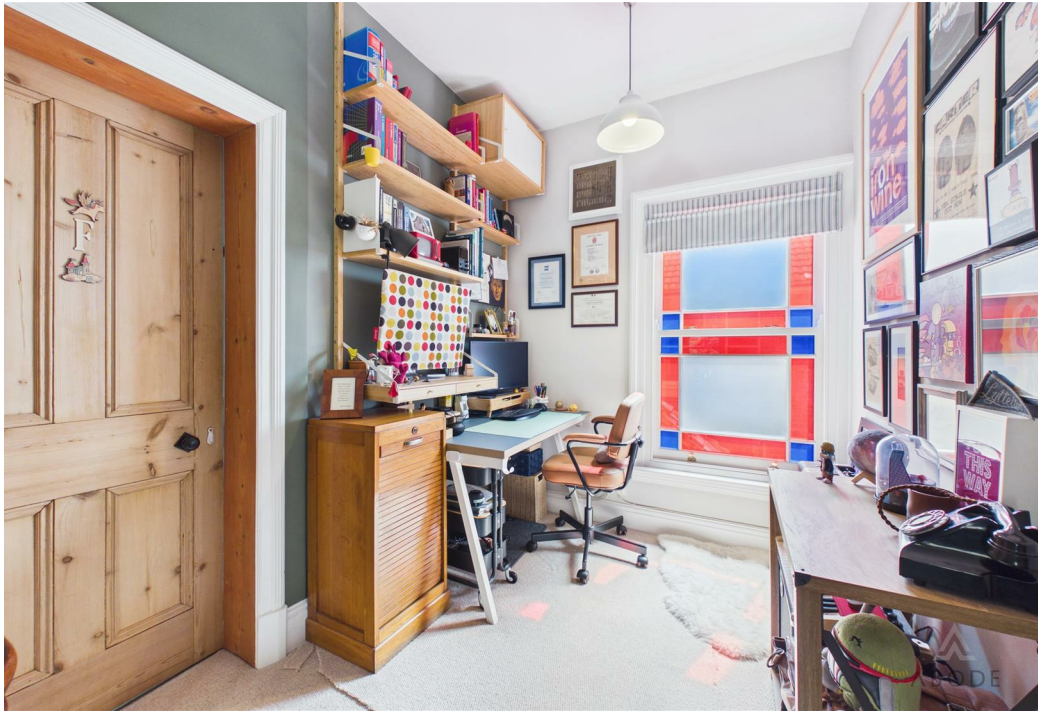










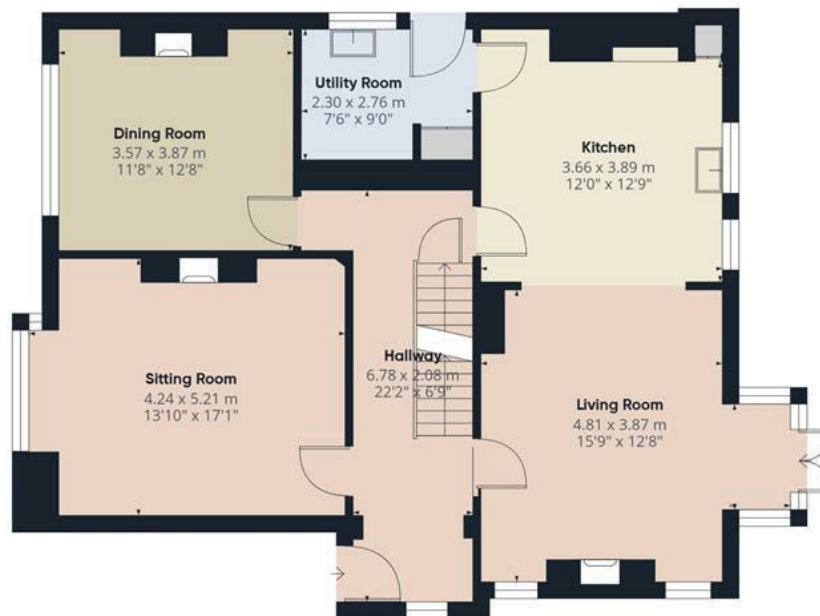








Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾

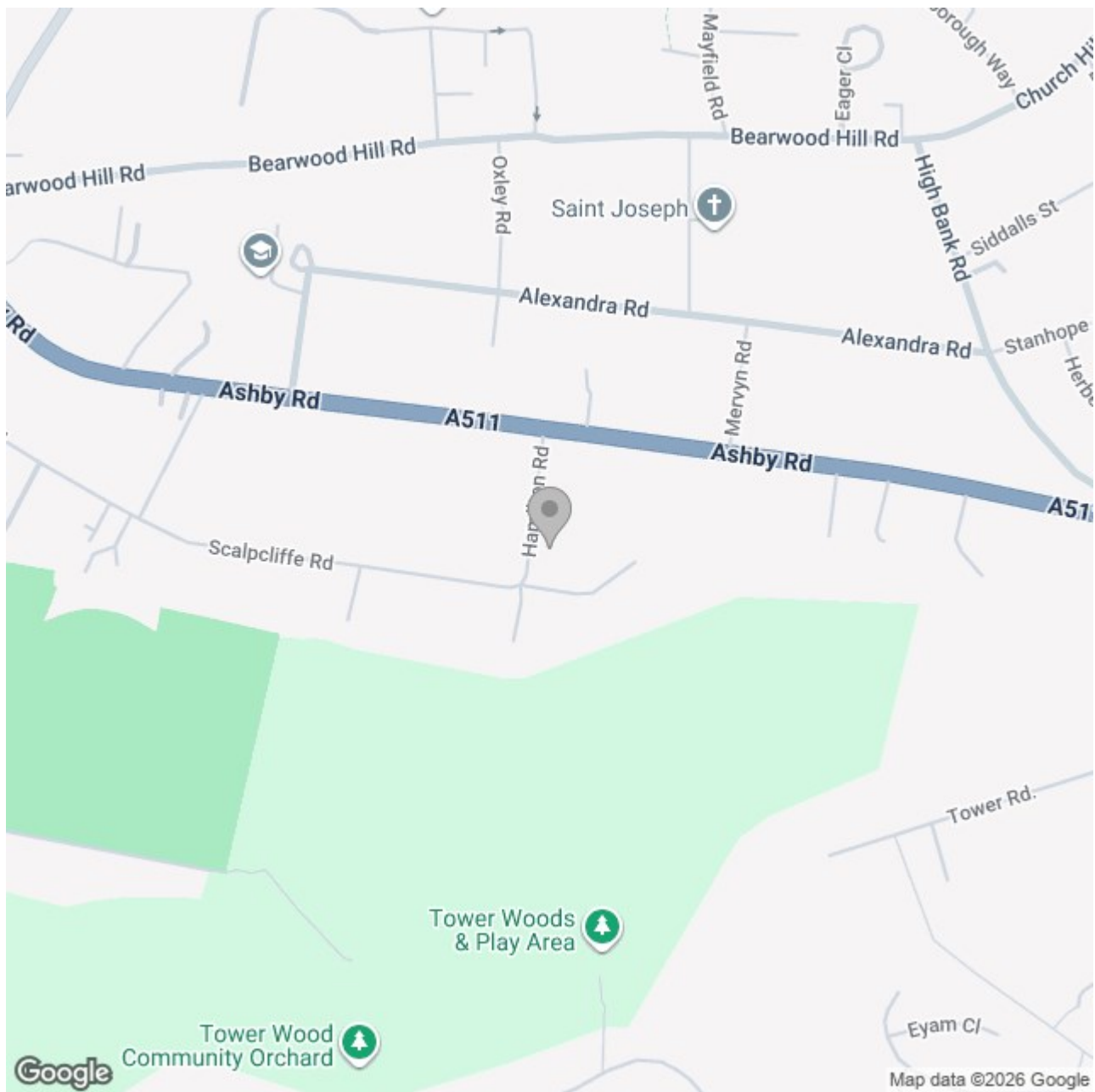
181.4 m²

1952 ft²

(1) Excluding balconies and terraces

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) A		
(81-91) B		
(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