





\*\*\*\* STUNNING EXTENDED DETACHED  
PROPERTY IN SOUGH AFTER POSITION

\*\*\*\* Overlooking the green this  
immaculate family home offers a hall  
and guest cloakroom, extended lounge,  
high specification fitted dining kitchen  
with doors onto the garden and a utility  
room. Three first floor bedroom and a  
modern bathroom. Well manicured  
front and rear gardens, new driveway  
with double gates and a single garage  
with electric door. Timber cabin with  
power, security alarm, upvc double  
glazed windows, fascias and soffits and  
a gas heating system. INTERNAL  
VIEWING IS HIGHLY RECOMMENDED.



## HALL

Upvc double glazed entrance door into the hall with stairs to the first, radiator, and upvc double glazed window.

## CLOAKROOM

Low flush wc, wash hand basin with storage under, radiator.

## LOUNGE

Upvc double glazed window to the front, electric fire, radiator and door to the dining area.

## FITTED KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and breakfast bar. Electric double oven, induction hob, integrated fridge and dishwasher. Plumbing for a washing machine, upvc double glazed patio doors and window onto the garden, radiator and a door to the side.

## FIRST FLOOR LANDING

Loft access with ladder and boarded, airing cupboard and doors to -

## BEDROOM 1

Upvc double glazed window, storage cupboard and a radiator.

## BEDROOM 2

Fitted wardrobes and cupboards, radiator and a upvc double glazed window.



## BEDROOM 3

Upvc double glazed window to the front, radiator and a cupboard.







## BATHROOM

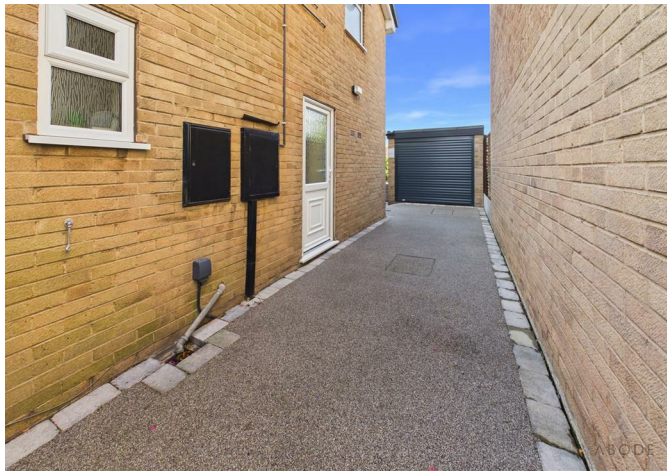
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed windows

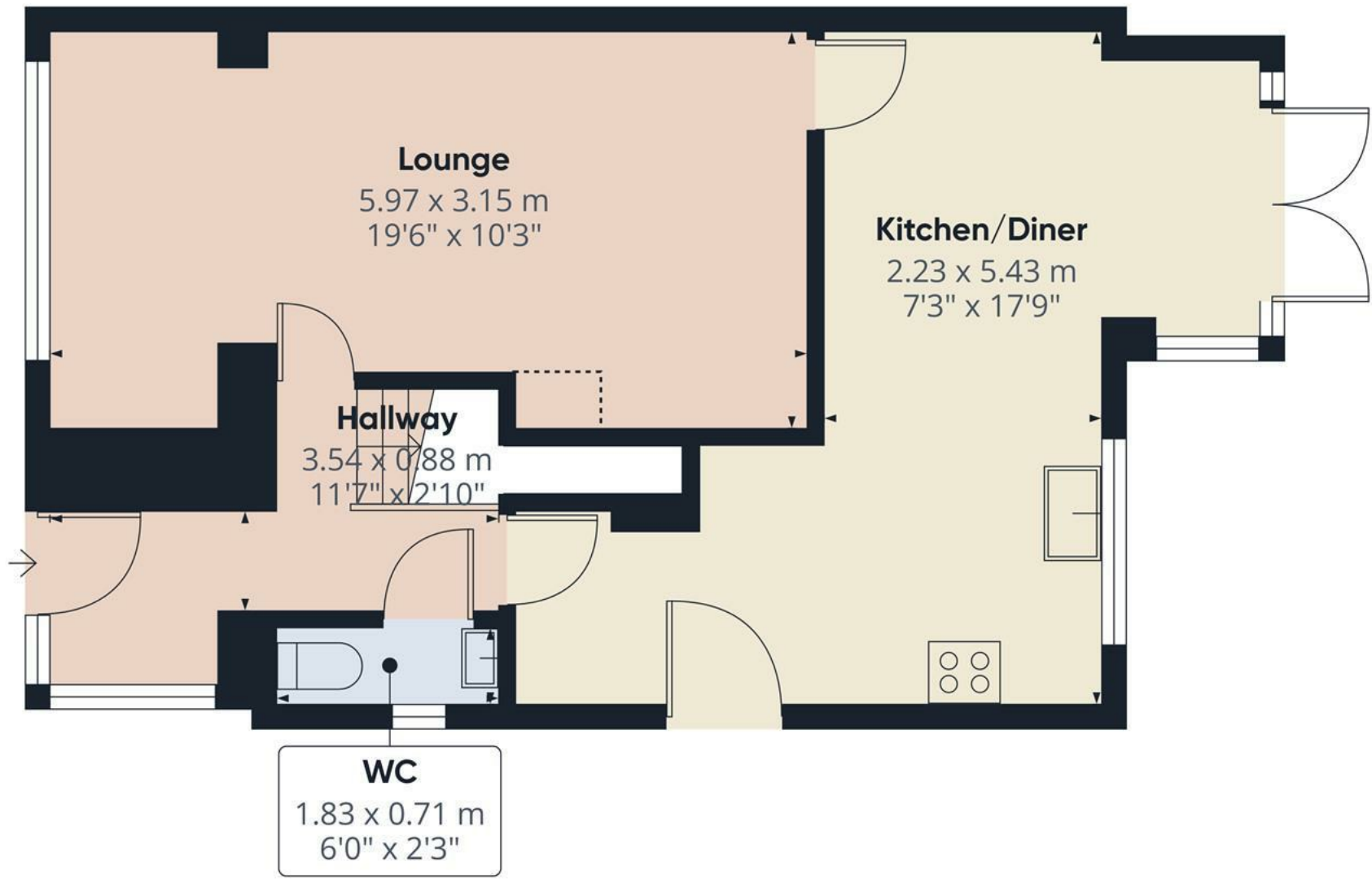
## OUTSIDE

Front lawn with borders, long side Resin driveway with double gates. Single garage with electric door and power. The rear garden offers a lawn paved patio, plus a covered seating area and a greenhouse. Outside power points to the front and rear and a tap in the rear garden.

Timber cabin with two windows and power.







**Approximate total area<sup>(1)</sup>**  
45.3 m<sup>2</sup>  
488 ft<sup>2</sup>

**Reduced headroom**  
0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

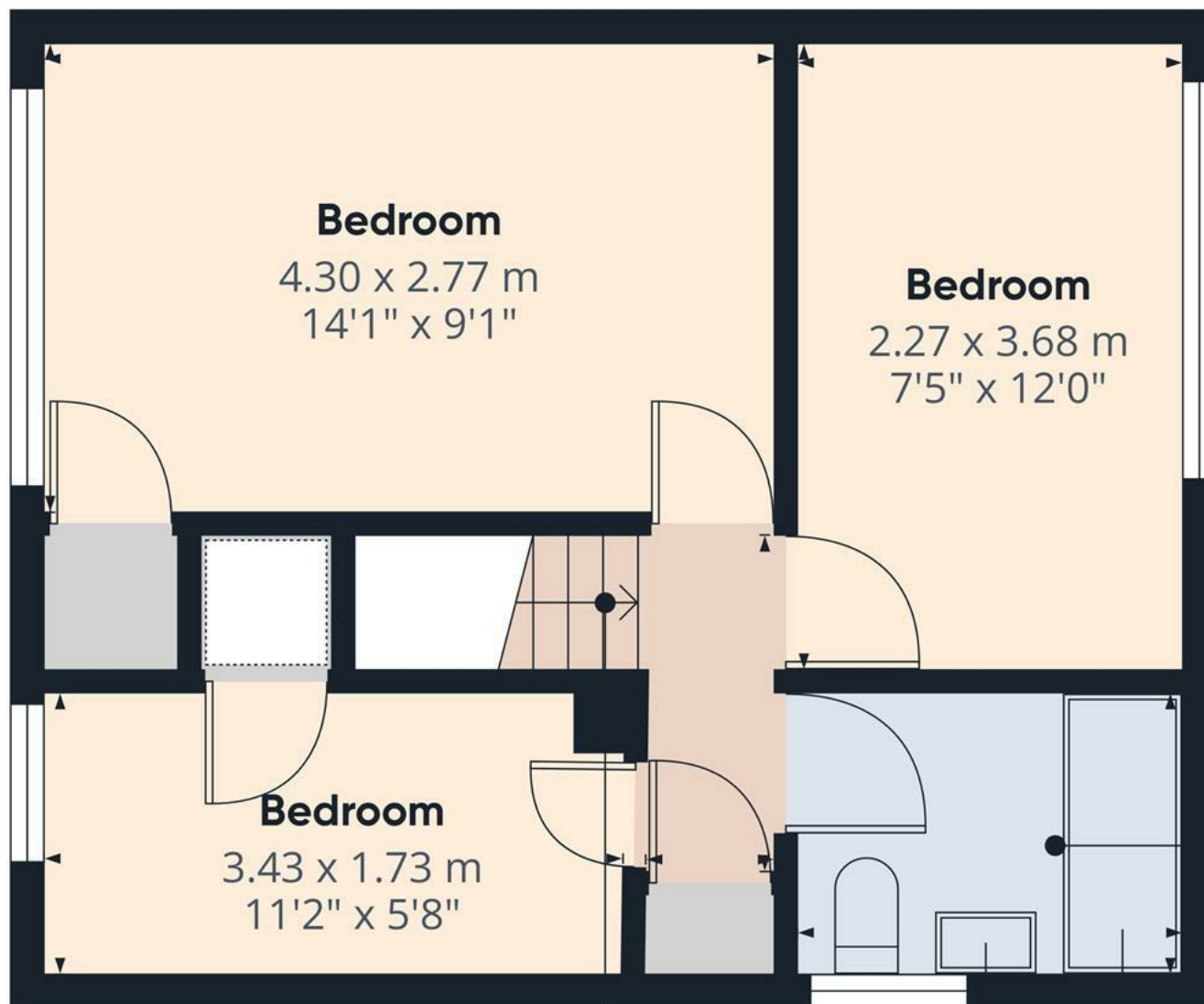
Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



### Bedroom

4.30 x 2.77 m  
14'1" x 9'1"

### Bedroom

2.27 x 3.68 m  
7'5" x 12'0"

### Bedroom

3.43 x 1.73 m  
11'2" x 5'8"

### Bathroom

2.29 x 1.68 m  
7'6" x 5'6"

### Landing

0.77 x 1.99 m  
2'6" x 6'6"



Floor 1

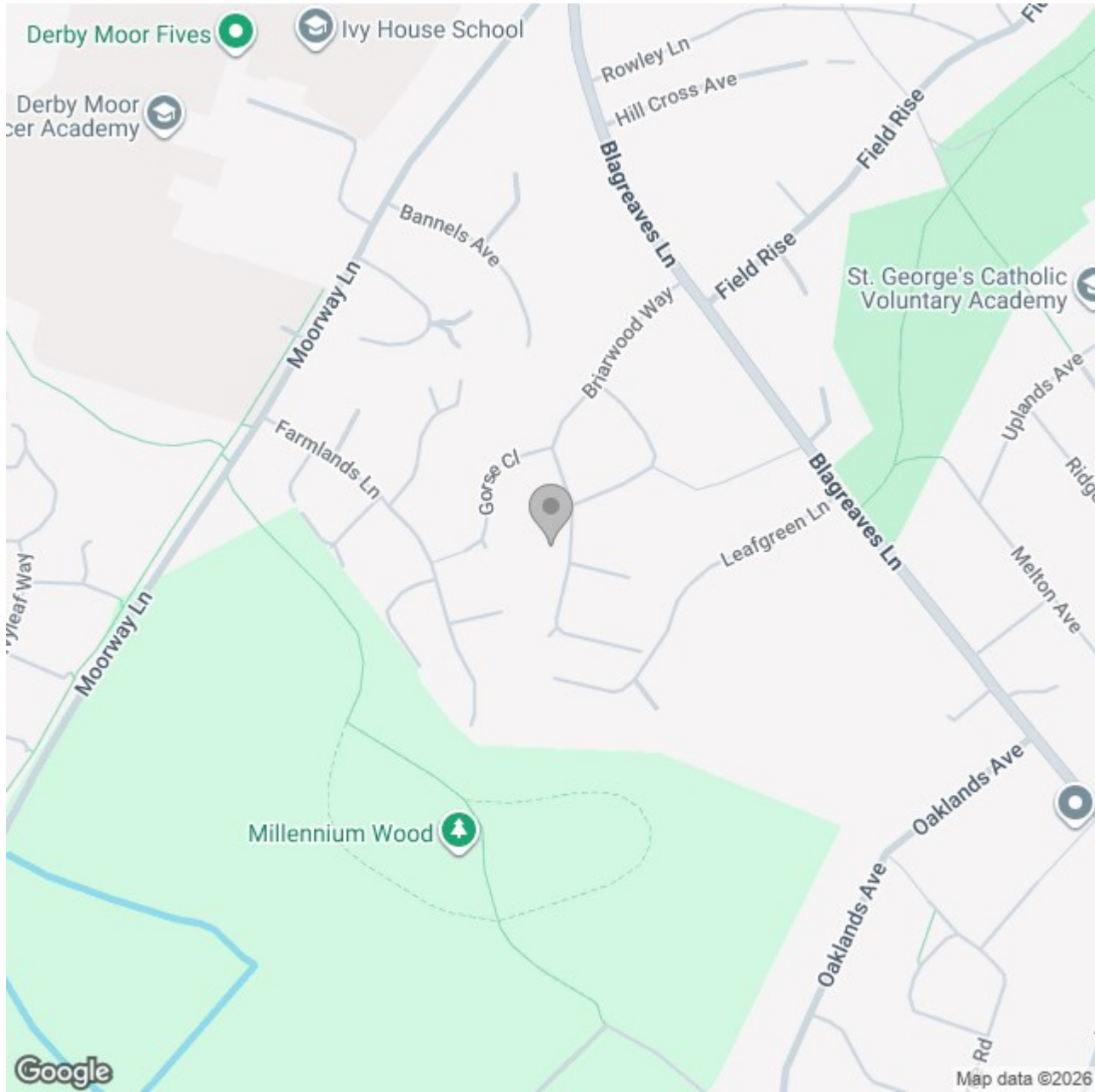
Approximate total area<sup>(1)</sup>

32.5 m<sup>2</sup>  
349 ft<sup>2</sup>

(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                                   |                                                                                                               |           |
| (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  |           |