













The ground floor of this property enjoys an entrance porch leading to a hallway with stairs rising to the first floor. The lounge features a front-facing bay window and double opening doors that lead to an open-plan kitchen/diner. This spacious area accommodates formal dining, equipped with a range of wall and base units, a breakfast bar, and integrated appliances and leads to a separate utility with downstairs WC. Additionally, there's a conservatory providing views of the garden, along with another sitting room for added convenience. To the first floor are the master bedroom, complete with built-in wardrobes and an en-suite shower facility. Additionally, there are three more bedrooms and a modern main bathroom featuring a shower over the bath. These rooms all lead off from a central landing that includes an airing cupboard for added storage.

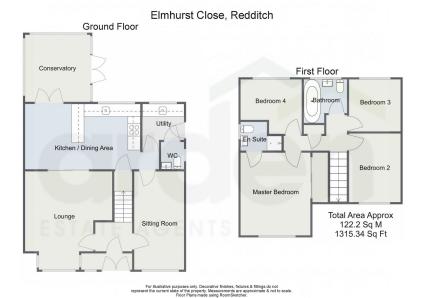
Accessed via a tarmac driveway providing ample parking space for multiple vehicles, this property boasts a mature, well-established rear garden. The garden is tiered, featuring a combination of lawn, patio spaces, and decorative beds. Additionally, it offers a gravelled seating area and includes two sheds and a summer house/ shed - two of which have electricity. The boundaries are lined with hedges and fences, and there's convenient side access via a gate.

## **Room Dimensions:**

Lounge 4.81m x 4.13m (15'9" x 13'6") max
Kitchen/Diner 6.45m x 3.15m (21'1" x 10'4") max
Sitting Room 4.74m x 2.41m (15'6" x 7'10")
Utility Room 1.98m x 2.24m (6'5" x 7'4") max
WC 1.11m x 1.3m (3'7" x 4'3")
Conservatory 3.13m x 3.23m (10'3" x 10'7")
Master Bedroom 3.98m x 3.37m (13'0" x 11'0") max
En Suite 1.38m x 2m (4'6" x 6'6") max
Bedroom 2 2.5m x 3.31m (8'2" x 10'10")
Bedroom 3 2.51m x 2.49m (8'2" x 8'2")
Bedroom 4 2.9m x 2.51m (9'6" x 8'2") max
Bathroom 2.1m x 2.07m (6'10" x 6'9")







- · Well Appointed Detached Home
- Lounge and Sitting Room
- · Spacious Kitchen/ Diner

Seprarate Utility

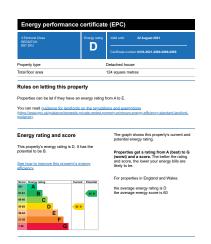
Conservatory

Four Bedrooms

- Downstairs WC, En-Suiite to Well-Established Rear Garden Master and Principal Bathroom
- Driveway Parking

- · Catchment for St. Augustine's High School





For more information on this house or to arrange a viewing please call the office on:

Alternatively, you can scan the QR to view all of the details of this property online.



