





£475,000

A superbly presented and larger than average four bedroom family home, situated in this highly sought after HP1 location within walking distance of popular schools for all ages and local shops, Boasting driveway parking for two cars, a recently replaced luxury kitchen with separate utility room, luxury bathroom and southerly facing rear gardens of over 80 feet.

Property Description

Entrance

Recently replaced front door set below a pitched storm canopy.

Entrance Hall

Stairs to the first floor, under stairs storage space, radiator.

Lounge

Double glazed window to the front, radiator, TV point, wood effect flooring.

Dining Area

Double glazed sliding doors to the rear garden, radiator.

Kitchen

A recently refitted kitchen boasting an extensive range of high gloss base and eye level storage units, ample work surface areas with an inset one and a half bowl sink unit with mixer tap set below double glazed window to the rear, built in electric hob

Utility Room

Base level storage units, tiled floor, double glazed window to the front, recessed spot lights.

First Floor Landing

Stairs to the first floor door to airing cupboard. Recessed spot lighting. Access to loft space.

Bedroom One

Double glazed window to the front. Built in wardrobe. Radiator.

Bedroom Two

Double glazed window to the front. Built in wardrobe. Radiator.

Bedroom Three

Double glazed window to the rear. Radiator.

Bedroom Four

Double glazed window to the rear. Radiator.

Family Bathroom

A refitted in white suite comprising `p` shaped bath with mixer tap, power shower attachment and shower screen, pedestal wash hand basin with white high gloss vanity unit with cupboard under and low level WC. Fully tiled surrounds and floor. Heated towel rail. two double glazed windows to the rear.

Outside

Driveway

A block paved driveway providing off road parking for two cars.

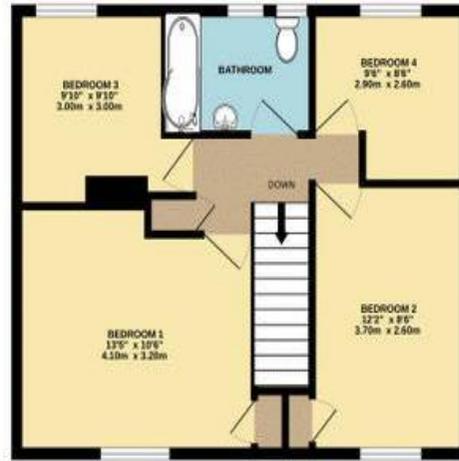
Rear Garden

A feature of the property is the fully enclosed rear garden being over 80 feet in length. With a large patio area leading to a generous lawned garden. Screened by mature hedging and panel fencing, outside cold water tap.

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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