



Sketch plan for illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



This superb extended three bedroom semi detached family home is centrally located in this sought after village, renowned for its highly regarded schools. This delightful home is well positioned for easy access to; the main line train station, schools, village shops and amenities, parks and, the largely traffic free, Festival Way cycle path. This much loved and well maintained home has been enjoyed by my vendors for nearly thirty years, and briefly comprises; large Entrance Porch, Reception Hall, Kitchen/Dining Room, Sitting Room, three DOUBLE Bedrooms, an En Suite Shower Room and large Family Bathroom. Outside the traditional frontage offers low maintenance Gardens, driveway parking for four cars and a Detached Garage, whilst the rear offers privacy and delightful South West aspect.



ROOM DESCRIPTIONS

Entrance Porch

2.3m x 2.2m (7' 7" x 7' 3")

This primary entrance to the property is of dwarf wall and UPVC construction with a tiled floor, and forms a really practical and useful addition to the home.

Reception Hall

A bright and spacious welcome with UPVC double glazed window to front. Stairs rising to first floor accommodation. Radiator and tiled floor. Door to Dining Room.

Open Plan Kitchen/Dining Room

Kitchen

4.3m x 2.0m (14' 1" x 6' 7")

Dining Room

3.7m x 3.0m (12' 2" x 9' 10")

Fitted with a range of wall and base units with complimentary worksurfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splashbacks. Built in double electric oven and hob with extractor and pelmet lighting. Integral fridge/freezer and spaces for washing machine and dishwasher. Tiled floor. UPVC double glazed window to front. Opening to Dining Room.

Sitting Room

6.2m max x 4.4m (20' 4" max x 14' 5")

Radiator and tiled floor. UPVC double glazed sliding patio doors opening on to patio area.

Landing

Bright and spacious with; UPVC double glazed window to front, airing cupboard housing immersion tank, walk in wardrobe with light and loft access with ladders.

Principle Suite

6.4m max x 2.9m (21' 0" max x 9' 6")

A spacious suite with radiator and UPVC double glazed window to rear. Door to En Suite Shower Room.

En Suite Shower Room

2.3m x 2.2m (7' 7" x 7' 3")

Fitted with a white suite comprising; large shower cubicle, low level W.C and vanity unit with inset basin. Radiator, extractor and vinyl flooring. UPVC double window glazed windows to front and side.

Bedroom 2

3.1m x 2.7m (10' 2" x 8' 10")

Built in wardrobes. Radiator and wood effect vinyl flooring. UPVC double glazed window to rear.

Bedroom 3

2.8m x 2.7m (9' 2" x 8' 10")

Radiator and stripped wood flooring. UPVC double glazed window rear.

Family Bathroom

3.0m x 2.4m (9' 10" x 7' 10")

Tiled and fitted with a white suite comprising; P shaped panelled bath with mixer tap and shower attachment plus electric shower and glazed screen over, pedestal wash hand basin and low level W.C. Radiator, extractor and tile effect laminate flooring. UPVC double glazed window to front.

Front Garden

Enclosed by block rendered wall with extensive block paved driveway parking for 4 vehicles. The remainder is laid to gravel with central circular bed planted with specimen Cherry blossom tree.

Garage

Larger than average space with Double wooden doors to front with a pedestrian door to the rear. Windows to side and rear. Power connected.

Rear Garden

Fully enclosed by timber panel fencing with gated access to the front. The good sized, South West aspect garden briefly comprises; a large paved patio which spans the width of the garden, leading to a slightly raised area laid to lawn and gravel with ornamental pond. Large timber shed with double doors each end, outside tap and lighting.

Tenure & Council Tax Band

Tenure - Freehold

Council Tax Band - B

