



- Beautifully Presented Two Bedroom Semi-Detached House
- Open Day On Saturday 4th May, Please Call To Book Your Slot
- Open Plan Living and Dining Area
- Ground Floor Cloakroom/Utility Room
- Westerley Facing Rear Garden
- Own Driveway Plus Further Allocated Space
- Potential To Adapt To Three Bedrooms
- Freehold, Council Tax Band D £2304

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A beautifully presented 2009 built, semi-detached property located in a cul-de-sac in the picturesque area of Charlton Village. Offering a spacious open plan living and dining area with French Doors to the well maintained rear garden, a refurbished modern kitchen with integrated appliances and high gloss units. Additionally downstairs there is a useful cloakroom with space for laundry appliances. Upstairs there is a large bedroom to the rear with built in storage, this room has potential to be split into two, creating a third bedroom if required. The second bedroom is a good size double. There is also a modern tiled suite in the family bathroom. Outside, the westerley facing rear garden backs onto the banks of the Queen Mary Reservoir, where you can often see sheep grazing. There is a decking area ideal for entertaining, lawn and useful storage shed. To the front of the property there is a driveway for one car and a further parking space. FREEHOLD. COUNCIL TAX BAND D £2304. EPC RATING C.

**Hallway**

**Cloakroom/Utility Room**

Low level WC, hand basin, space for laundry appliances, cupboard housing boiler, obscure double glazed window to front.

**Kitchen**

3.50m x 2.24m (11' 6" x 7' 4") Range of high gloss units with soft close drawers, wood worktops, integrated washing machine, fridge/freezer, dishwasher, induction hob, extractor fan, oven and microwave. Harvey water softener. Tiled floor, glazed door to living room. Double glazed window to front.

**Lounge/Dining Room**

6.09m x 3.97m (20' 0" x 13' 0") Open plan with French Doors to rear garden. Two radiators. Storage cupboard.

**Bedroom One**

6.09m x 3.05m (20' 0" x 10' 0") Built in wardrobes, two radiators, two double glazed windows to rear.

**Bedroom Two**

3.50m x 3.16m (11' 6" x 10' 4") Double glazed window to front, radiator.

**Bathroom**

Modern tiled suite, with bath, overhead shower, hand basin with vanity unit and concealed cistern WC. Heated towel rail. Obscure double glazed window to front.

**Rear Garden**

Signed: ..... Date: .....