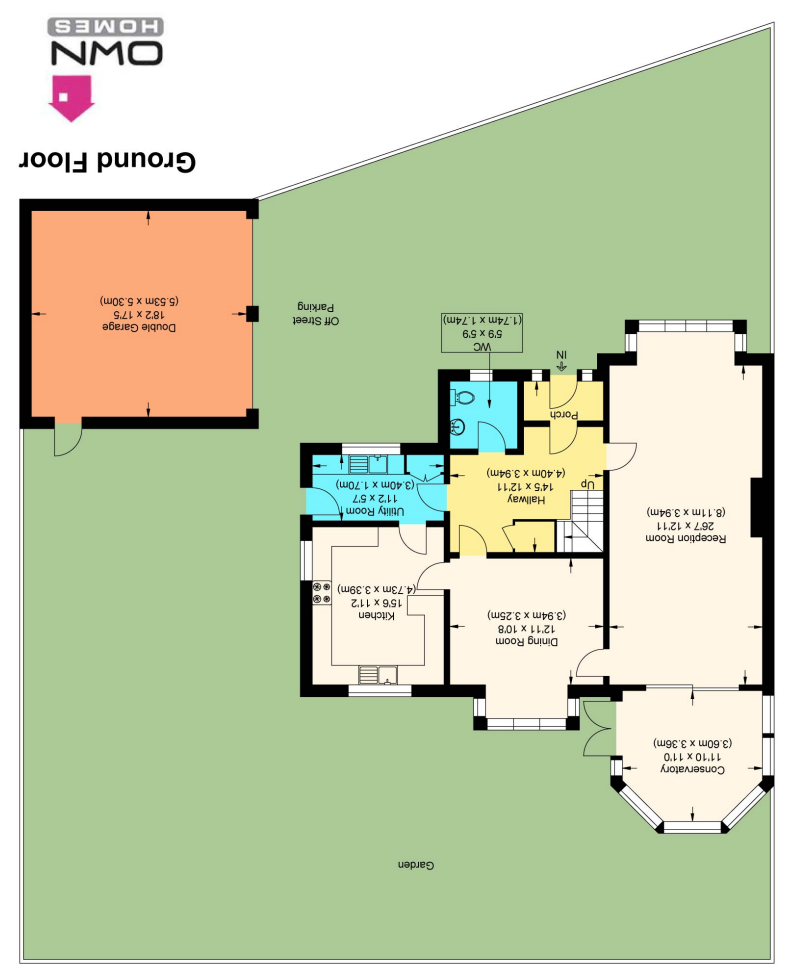
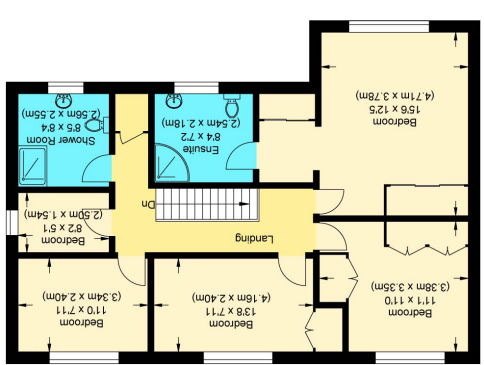


Approximate Gross Internal Floor Area : 183,40 sq m / 1974,10 sq ft (Excluding Garage)  
 Garage Area : 29,30 sq m / 315,38 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**Chancellors Road**



**First Floor**



Energy Efficiency Rating	
Current	Potential
81	70
Very energy efficient - lower running costs (82+) 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 EU Directive 2002/91/EC	



**Description**

A beautiful and imposing, five bedroom detached family home presented to a high standard throughout situated on a generous size plot. Accommodation comprises of light and spacious entrance hall with galleried landing. There are also doors to the downstairs W/C. The lounge is the full length of the house and has feature fireplace with exposed brick. There is also doors leading out to the garden room/conservatory. Other features are the large box bay window to the front.



In addition to this there is a separate dining room also with bay window, with views over the garden. To the far side of the property there is the kitchen. This has been re-fitted and modernised. There are lots of wall and base units with granite work tops. All the appliances are built in.

Located off the kitchen is the utility room, this benefits from additional storage, sink and has side access.



The conservatory/garden room is a large room with beautiful views over the garden and creates an ideal space to relax.

Upstairs there are five bedrooms. The master bedroom is particularly impressive and benefits from a dressing area and en-suite shower room. The first three bedrooms all benefit from built in wardrobes.



The main bathroom comprises of large shower cubicle, wash basin with incorporated units and W/C.

Outside to the front there is a double garage and large driveway.

The rear garden is truly stunning, it has been tastefully landscaped and has various seating areas. All the shrubs and flower borders are well tended to and there is a lawn area. It is also nice and secluded. There is gated access and doors to the garage.

