

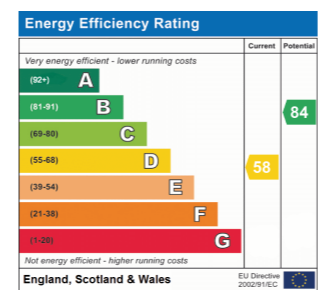


Eagle Way, Hartford PE29 1ZA

Guide Price £300,000



- Offers Considered Between £300,000 And £315,000
- Superb Semi Detached Home
- Three Good Sized Bedrooms
- Re-Fitted En Suite
- Separate Reception Areas
- Re-Fitted Kitchen
- Cloakroom And Family Bathroom
- Integral Garage And Driveway
- Well Kept Rear Garden
- Ideal First Time Buy Or Investment Purchase
- Sought After Birds Development



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Approximate Gross Internal Area = 99.7 sq m / 1073 sq ft
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1094375)
Housepx Ltd

Peter Lane & Partners
EST 1990

Composite Main Entrance Door To

Entrance Hall

Radiator.

Cloakroom

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, wash hand basin, radiator.

Dining Area

11' 5" x 9' 8" (3.48m x 2.95m)

Double glazed window to front aspect, coving to ceiling, vertical contemporary radiator, door to **Garage**, stairs to first floor, laminate flooring.

Lounge

11' 1" x 10' 6" (3.38m x 3.20m)

Double glazed sliding patio doors to **Garden Room**, Vertical contemporary radiator, coving to ceiling, two USB points.

Garden Room

8' 10" x 8' 8" (2.69m x 2.64m)

Windows overlooking garden, radiator.

Re-Fitted Kitchen

9' 7" x 7' 2" (2.92m x 2.18m)

Double glazed window to rear aspect, double glazed panel door to rear aspect, recessed downlighters re-fitted in a stylish range of base and wall mounted units with complementing work surfaces and tiling, drawer units, concealed wall mounted central heating boiler serving hot water system and radiators, stainless steel single drainer one and a half bowl sink unit with mixer tap, integrated microwave and fridge freezer, space and plumbing for washing machine, free-standing cooker with cooker hood over, laminate flooring.

First Floor Landing

Access to loft space with ladder.

Bedroom 1

13' 4" x 11' 0" (4.06m x 3.35m)

Double glazed window to rear aspect, radiator.

En Suite Shower Room

Double glazed window to rear aspect, re-fitted in a contemporary white three piece suite comprising low level WC, wash hand basin, shower cubicle with rainfall shower head and additional shower attachment, complementing tiling, heated towel rail, recessed downlighters.

Bedroom 2

11' 4" x 8' 7" (3.45m x 2.62m)

Double glazed window to front aspect, fitted wardrobes, radiator.

Bedroom 3

8' 8" x 7' 9" (2.64m x 2.36m)

Double glazed window to front aspect, radiator.

Family Bathroom

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with power shower over and shower screen, complementing tiling, radiator, airing cupboard housing hot water cylinder and shelving, recessed downlighters.

Outside

There is off road parking provision for two vehicles leading to the **Single Garage** with up and over door, power, lighting and personal door to **Dining Area**. The front garden is landscaped planned with low maintenance in mind with decorative stone borders and outside lighting. Side gated access leads to the well kept rear garden which is laid to lawn with planting, seating area, outside tap, outside lighting and fully enclosed.

Tenure

Freehold

Council Tax Band - C



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