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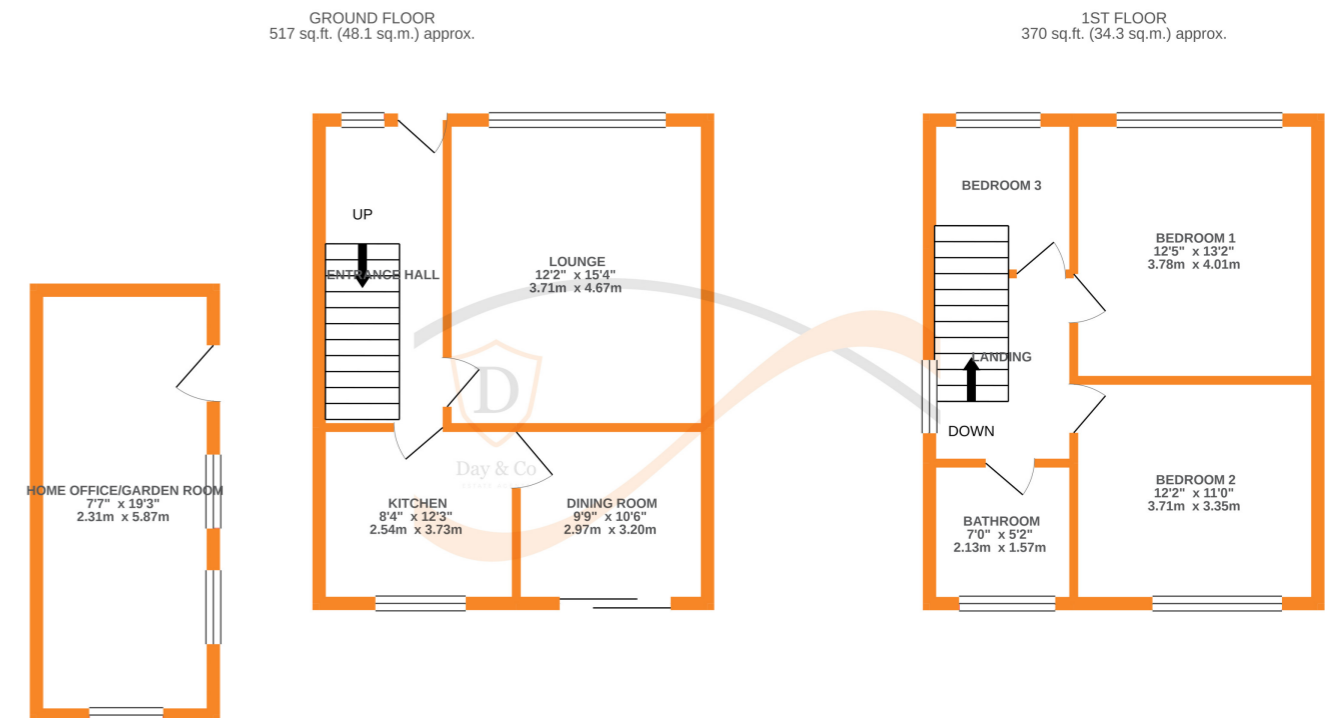
- Superbly Presented Semi-Detached Family Home
- Two Reception Rooms
- Well Maintained Gardens/Excellent Access To Local Schools
- Three Bedrooms
- Drive & Garage With Home Office
- EPC Rating D

## SUMMARY

**\*\*A SUPERBLY PRESENTED 3 BEDROOM SEMI-DETACHED FAMILY HOME, POPULAR RESIDENTIAL LOCATION WITH EXCELLENT ACCESS TO LOCAL SCHOOLS!!\*\*** Having well maintained gardens, 2 reception rooms, drive, garage with home office - EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT!! EPC RATING D.

## FULL DESCRIPTION

An ideal purchase for the growing family is this superbly presented three bedroom semi-detached property, situated in the popular residential location of Exley Head with excellent access to local schools. The well proportioned accommodation comprises of an entrance hall with useful storage cupboard, the spacious lounge has a living flame gas coal effect fire in surround, radiator, and double glazed window to the front. The kitchen has a range of modern base and wall mounted units, integrated double oven, hob, dishwasher, double glazed window to the rear. The dining room has double glazed sliding doors to the rear. To the first floor there are three bedrooms, the two doubles both having fitted wardrobes. The bathroom has a three piece suite comprising of a bath with shower over, WC, wash hand basin, chrome heated towel rail. Externally the driveway leads to a storage garage which incorporates a fabulous home office/garden room. There is a well maintained rear lawn with raised decking area. Viewing highly recommended, EPC Rating D.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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 mis-statement. 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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