



A well-presented and thoughtfully remodelled townhouse, tucked away in a secluded cul-de-sac just moments from Meyrick Park. Extensively renovated by the current owners, the property now features a more conventional yet versatile layout, perfectly suited to modern living. Offering five bedrooms, three bath/shower rooms, and two reception rooms, it also benefits from a self-contained annexe with a private entrance, kitchenette, and bathroom.

Offered for sale with no onward chain.

Upon entering, a welcoming hallway with an attractive staircase with black detailing and glass balustrade leads to a useful storage cupboard, a single bedroom/office, and the primary bedroom, which features built-in wardrobes and a contemporary en-suite bathroom. This level also includes a self-contained annexe/garage with dual access—both internally and externally—incorporating a kitchenette and a separate shower room.

The top floor accommodates three double bedrooms, all with fitted wardrobe space. The third bedroom enjoys access to a private balcony overlooking the front aspect. A modern family bathroom, complete with a separate shower, WC, and hand wash basin, serves this floor.

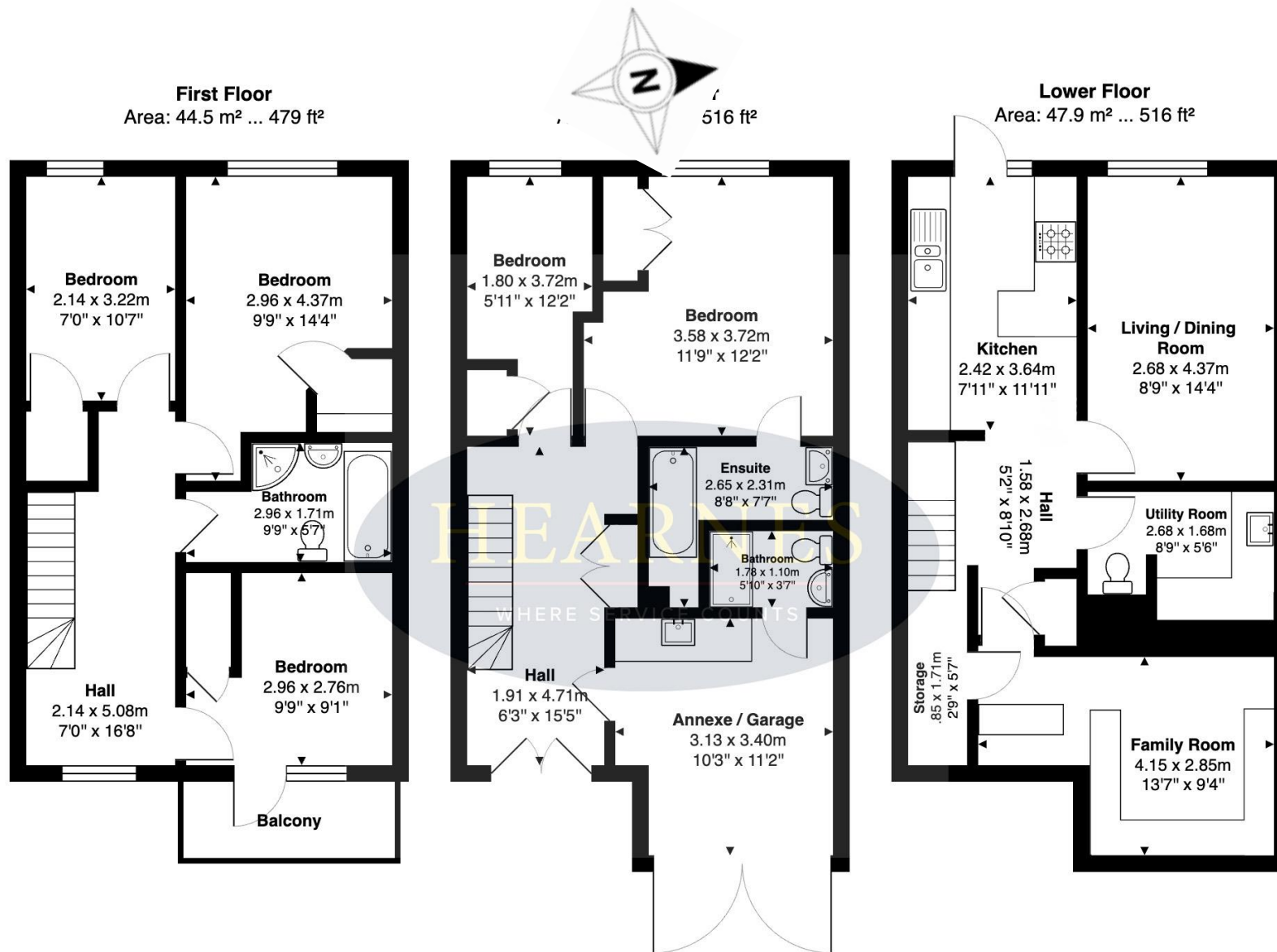
The lower ground floor is dedicated to the living space. A well-appointed kitchen offers ample worktop space, integrated appliances, a breakfast bar, and direct access to the rear garden. Adjacent to the kitchen, the living/dining room enjoys garden views with ample space for a dining table and seating. A standout feature of the property is the impressive cinema/playroom, perfect for entertaining or relaxing. A utility room with space for white goods, ample storage, and a WC completes the accommodation.

Designed for ease of maintenance, the attractive rear garden features a large patio, and a lawn bordered by raised flower beds, with a purposeful vegetable plot at the rear. Enclosed by panel fencing and framed by mature trees, the garden provides a private and peaceful outdoor space. To the front, a newly laid block-paved driveway offers off-road parking for two vehicles, while a phased sandstone patio leads to a set of composite double doors that enhance the home's welcoming entrance.

Council Tax Band: E **EPC Rating: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





Total Area: 140.3 m² ... 1510 ft² (excluding balcony)

All measurements are approximate and for display purposes only

