









Harts are delighted to offer for sale this extended and much improved traditional semi detached home in the popular residential area of Tiddington. This refurbished family home, now with three generous bedrooms, offers a tasteful modern interior within an unspoilt traditional exterior. It also benefits from a South Westerly rear garden with a generous timber garden office to the rear.

Extended and finished to a high standard by the current owner, this lovely traditional home now provides an open plan living arrangement ideal for today's modern family but fortunately still retains a separate sitting room for those wanting some private space and a very clever use of space for a hide-away utility area.

In brief the property comprises:-

**APPROACH** Access to the property is via a gravelled driveway with parking for one vehicle, access down the side of the property to the rear garden gate.

**ENTRANCE HALLWAY** With stairs rising to the first floor, useful understairs storage and doors through to the downstairs accommodation.

**SITTING ROOM** With window to front elevation with beautiful plantation shutters, feature fireplace with slate hearth and rustic wooden surround.

**GUEST WC** Comprising low flush WC, feature ceramic wash basin with mixer tap over and built-in shelving, panelled and part tiling to walls, window to side elevation and tiling to floor.

**OPEN PLAN MODERN KITCHEN/DINING/FAMILY ROOM** A beautifully fitted and well appointed open plan family kitchen, fitted with a range of modern eye and base level units and drawers with complementary work surfaces over, integrated fridge freezer, integrated Whirlpool induction hob with extractor over, Bosch electric oven and combination microwave oven and grill, integrated Hotpoint dishwasher, wine fridge and stainless steel sink and drainer with mixer tap over. Not only has the kitchen an area for a dining table and chairs, but a well-proportioned family area large enough for lounge furniture. The current owners have cleverly included a discreet utility area behind concertina sliding doors which has space and plumbing for washing machine and tumble dryer, an additional sink unit and window to side elevation. Windows and patio doors giving access and great views of the rear garden.





**ON THE FIRST FLOOR** With useful linen store.

**BEDROOM** A good size double bedroom with window to front elevation, built-in wardrobes and a separate useful dressing table area with feature window to the front elevation. This area could also work well as a small office space.

**BEDROOM** Double bedroom with window to rear elevation.

**FAMILY BATHROOM** Fitted with a modern white suite comprising low flush WC, hand basin with mixer tap and storage beneath, built-in shower cubicle with rainfall showerhead and additional hand-held shower attachment. Extractor fan, shaver point and window to rear elevation.

**BEDROOM** Another double bedroom with built-in wardrobes and window to rear elevation.

**SOUTH WESTERLY FACING REAR GARDEN** A mature, mainly laid to lawn rear garden with fenced boundaries and a selection of mature shrubs and flower borders, paved patio area ideal for outside dining and entertaining, useful side gate with access to the front of the property.

**GARDEN ROOM** A fabulous addition to this homes' accommodation is this timber bult home office / garden room which benefits from its own bathroom so ideal for those who need to work from home, or it also lends itself to being used as a gym or potentially an additional room for occasional visiting guests.





## ADDITIONAL INFORMATION

**TENURE:** FREEHOLD Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band D

**ENERGY PERFORMANCE CERTIFICATE RATING:** D We can supply you with a copy should you wish.

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.











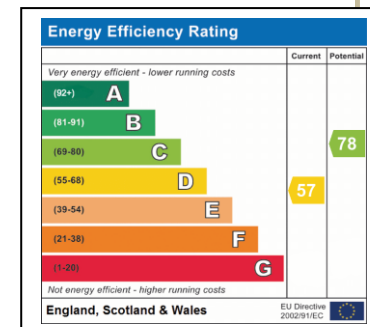
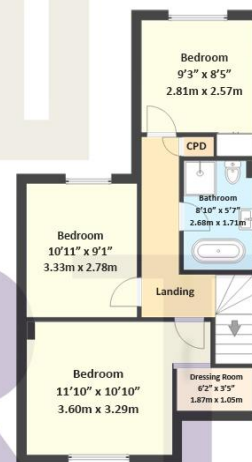


Total Accommodation 116.41 square metres / 1,253 square feet (including Garden Room)

### Ground Floor



### First Floor



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