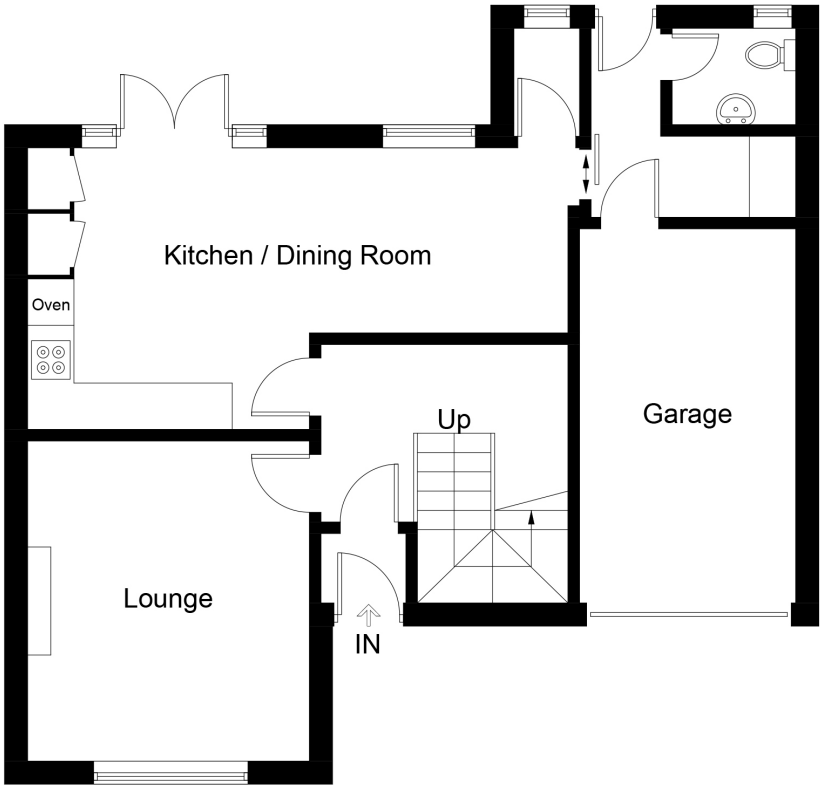


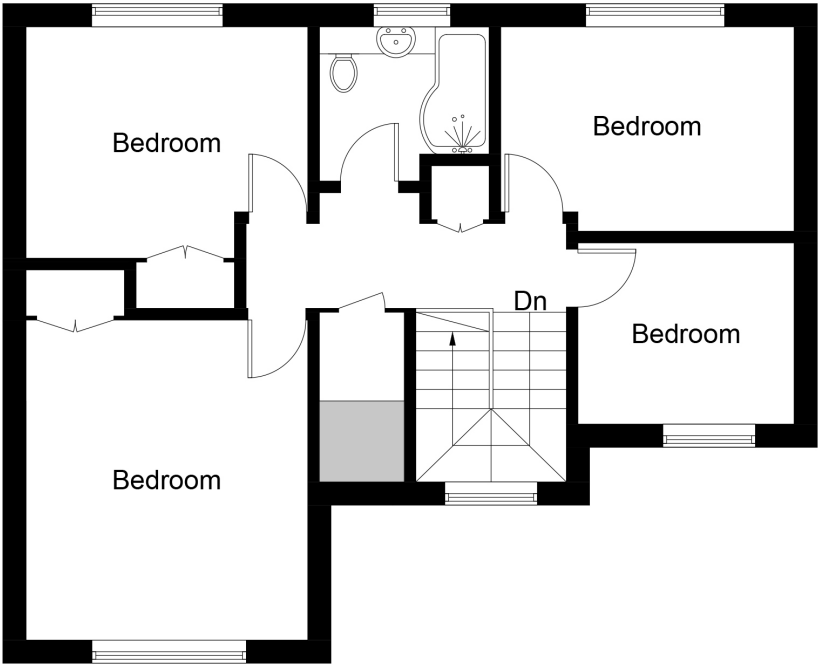


46 Station Road

Approximate Gross Internal Area = 136.3 sq m / 1467 sq ft
(Including Garage)



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1187049
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision



This spacious 1950's semi detached family home sits in fabulous, mature gardens in this popular and sought after village, renowned for its highly regarded schools and accessibility for commuters. Centrally located in this established neighbourhood the property is perfectly placed for access to the schools, local shops, glorious walks, the mainline train station and Festival Way Cycle Path. Rarely available, and popular for their scope to extend, subject to relevant planning permissions, this particular house style offers well balanced accommodation briefly comprising; Entrance Porch, Reception Hall, Sitting Room, contemporary Kitchen/Dining/Family Room, Utility and Cloakroom, four good sized Bedroom and family Bathroom. Outside there are mature and sizeable Gardens, Integral Garage and Ample driveway parking.



ROOM DESCRIPTIONS

Entrance Porch
Entered via hardwood glazed door. Herringbone wood block flooring. Glazed wood door to Reception Hall.

Reception Hall
Stairs rising to first floor accommodation with useful storage lobby below. Radiator. Doors to Sitting Room and Dining Room.

Sitting Room
13' 7" x 11' 11" (4.14m x 3.63m)
Feature stone faced open fireplace with wooden mantle and stone hearth. Radiator. UPVC double glazed window to front.

Fabulous Kitchen/Dining/Family Room

Kitchen Area
12' 4" x 11' 10" (3.76m x 3.61m)
Fitted with a contemporary range of wall and base units with Quartz work surfaces and upstands over. Feature central island with Quartz worksurfaces and underhung ceramic sink with mixer tap. Integrated dishwasher and further storage cupboards. Two built in eye level electric ovens, induction hob and extractor plus integrated larder fridge and freezer. Engineered Oak flooring and UPVC double glazed French doors.

Dining Area
10' 8" x 10' 0" (3.25m x 3.05m)
Radiator and engineered Oak flooring. UPVC double glazed window to rear. Door to large walk in pantry with window to rear. Door to Inner Hall/Utility.

Inner Hall/Utility
Space and plumbing for washing machine and tumble dryer with base unit and work surface over. Radiator. Engineered Oak flooring. Doors to Cloakroom and Garage. UPVC double glazed door to rear.

Cloakroom
Fitted with a range of vanity unit with inset basin and low level W.C. Heated towel rail and vinyl flooring. UPVC double glazed window to rear.

Landing
Loft access and airing cupboard housing 'Worcester' combi boiler. Radiator and UPVC double glazed window to front. Doors to all Bedrooms and Family Bathroom.

Bedroom One
13' 7" x 11' 11" (4.14m x 3.63m)
Built in double wardrobe. Stripped wood floor. Radiator and UPVC double glazed window to front.

Bedroom Two
11' 10" x 10' 2" (3.61m x 3.10m)
Built in double wardrobe. Radiator and UPVC double glazed window to rear.

Bedroom Three
12' 8" x 7' 10" (3.86m x 2.39m)
Radiator. UPVC double glazed window to front.

Bedroom Four
9' 5" x 7' 9" (2.87m x 2.36m)
Access to eaves storage. Radiator. UPVC double glazed window to front.

Family Bathroom
7' 3" x 6' 8" (2.21m x 2.03m)
Tiled and fitted with a white suite comprising; P shaped bath with electric shower and glazed screen over plus a range of vanity unit with inset basin and concealed cistern low level W.C. Further wall mounted units, heated towel rail and heated mirror. Tiled floor with underfloor heating,. Extractor and UPVC double glazed window to rear.

Front Garden
Predominately laid to Tarmac and gravel proving ample driveway parking, plus an area laid to lawn with shrub and floral borders.

Integral Garage
Up and over door to the front with pedestrian door to rear. Power connected.

Rear Garden
This delightful garden is fully enclosed by timber panel with gated access to the front. Larger than average, this well established and private garden is laid to paved patio and level lawn with an abundance of shrubs and flowers and a magnificent Magnolia tree. Timber shed, summer house, tool shed and green house. Outside tap and light.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: D

