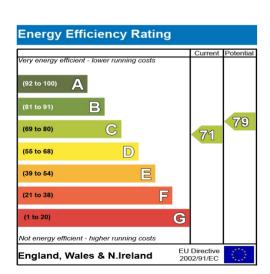




TOTAL FLOOR AREA: 2619 sq.ft. (243.3 sq.m.) approx



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- BOASTING OVER 2000 SQUARE FEET OF LIVING SPACE OVER THREE MODERN SECOND FLOOR OPEN PLAN BEDROOM/KITCHEN DINER
- THREE RECEPTION ROOMS & INTEGRAL GARAGE
- ENSUITE SHOWER ROOM & DRESSING ROOM/WALK IN WARDROBE TO BEDROOM ONE
- OFF STREET PARKING

**FLOORS** 

- POPULAR CHERRY TREE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13 & M25





# **GROUND FLOOR**

# Front (Side) Entrance

Via uPVC door opening into:

**Hallway** 

4.45m x 3.14m (14'7" x 10'4") Opaque double glazed window to side, radiator, laminate flooring, stairs to first floor.

#### **Reception Room One**

4.63m x 4.46m (15' 2" x 14' 8") Double glazed windows to front, two radiators, laminate flooring.

# **Reception Room Two**

4.48m x 1.93m (14'8" x 6'4") Double glazed windows to front, laminate flooring, hardwood door to side opening into:

# **Integral Garage**

4.6m x 2.65m (15' 1" x 8' 8") Power and lighting, boiler, space and plumbing for washing machine, up and over door to front.

# **Reception Room Three**

4.43m x 2.47m (14'6" x 8'1") Double glazed windows and double uPVC framed doors to rear, radiator, laminate flooring.

# Kitchen / Diner

4.72m x 4.71m (15'6" x 15'5") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, five ringed gas hob, extractor hood, space and plumbing for dishwasher, integrated double oven, space for American style fridge freezer, tiled splash backs, radiator, tiled flooring, uPVC door to rear opening to rear garden.

# **Ground Floor Shower Room**

3.33m x 1.2m (10' 11" x 3' 11") Opaque double glazed windows to side, low-level flush WC, hand wash basin inset within a range of base and drawer units on a laminate surface, shower cubicle, tiled walls, radiator, laminate flooring.









# **FIRST FLOOR**

# Landing

Radiator, fitted carpet, stairs to second floor.

#### **Bedroom One**

4.67m x 3.03m (15' 4" x 9' 11") Double glazed windows to front. radiator, fitted carpet.

# **Dressing Room**

2.14m x 2.14m (7' 0" x 7' 0") fitted carpet.

#### **Ensuite Shower Room**

2.96m x 1.36m (9' 9" x 4' 6") Opaque double glazed windows to side, low-level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled splash backs, tile effect laminate flooring.

#### **Bedroom Two**

3.57m x 3.24m (11' 9" x 10' 8") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

# **Bedroom Three**

4.04m x 2.48m (13' 3" x 8' 2") Double glazed windows to side, radiator, fitted carpet.

## **Bedroom Four**

4.7m x 2.45m (15' 5" x 8' 0") Double glazed windows to rear, radiator, laminate flooring.

# **Bedroom Five**

4.46m x 2.52m (14' 8" x 8' 3") Double glazed windows to rear, radiator, fitted carpet.

#### **Bathroom**

3.68m x 2.58m (12' 1" x 8' 6") Opaque double glazed Windows to side, panelled bath, low-level flush WC, hand wash basin inset within base units, shower cubicle, chrome hand towel radiator, part tiled walls, laminate flooring.

# SECOND FLOOR

# Open Plan Living / Bedroom / Kitchen

10.6m x 5.63m (34' 9" x 18' 6") Skylight windows to both sides with integral blinds, double glazed porthole windows to front and rear, storage in eaves, two radiators, space and plumbing for washing machine, kitchen area: a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, four ringed electric hob, extractor hood, integrated oven, integrated fridge, integrated freezer, laminate flooring throughout.

# **EXTERIOR**

## Rear Garden

Approximately 55 ft - Immediate raised decking area, remainder laid to lawn with flowerbed borders, access to front both sides via metal gates.

#### Front Exterior

Part hard standing, part laid to imprinted concrete giving off street parking for multiple vehicles.