



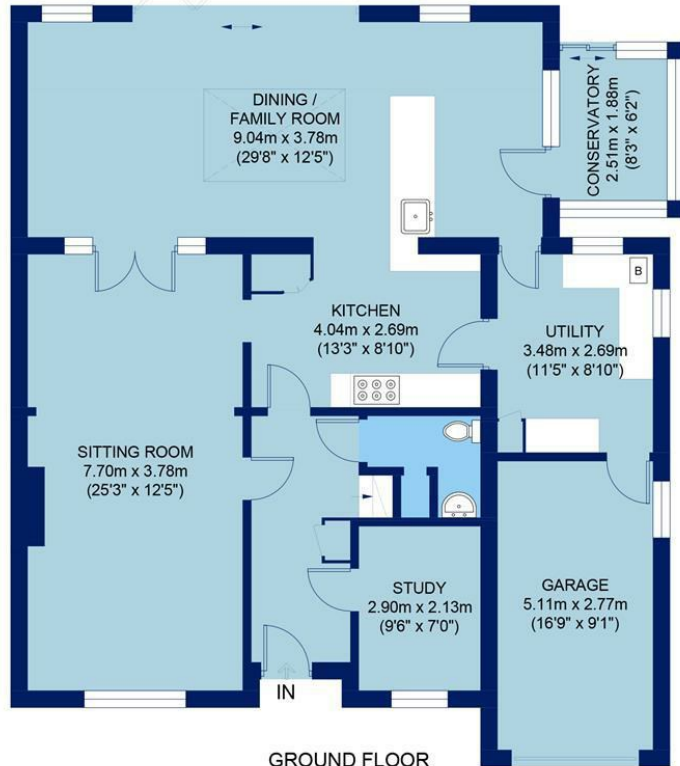
In excellent order & impressively extended to rear to provide modern entertaining space, this 3 double bedroom family home boasts flexible accommodation to include: Kitchen open into Dining/Family room, Large living room, Study, Utility room, Downstairs WC, Family bathroom, Parking to front with Garage (with balcony area above, accessible via door from 1st floor landing), Private & Generous rear garden overlooking allotments.











GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1406 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 625 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2031 SQ FT / 188.7 SQ M
29 CHURCHILL ROAD

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

