



STEPHENSON BROWNE

John Hammond Close

CW2 5XG



Asking Price £280,000

Description

Stephenson Browne are thrilled to present this beautiful property which occupies an attractive position within a sought after cul-de-sac in the popular village of Weston. This well presented family home offers spacious and thoughtfully arranged accommodation, perfectly suited to modern family living. Combining comfortable interiors with a desirable village setting, the property represents an excellent opportunity for a range of purchasers.

Upon entering, the property provides a welcoming atmosphere with well proportioned accommodation throughout. A generous living room offers an ideal space for relaxation, while the impressive dual-aspect kitchen/dining room forms the heart of the home. Filled with natural light from windows to two elevations, this versatile space is perfectly suited to both everyday family life and entertaining guests, with ample room for dining and socialising.

To the first floor, the property offers well sized bedrooms and a family bathroom, providing comfortable accommodation for growing families, professional couples or those looking for additional space to work from home. The layout has been designed to maximise both practicality and natural light, creating bright and inviting living spaces throughout.

Externally, the property continues to impress. To the rear is a private enclosed garden, providing a safe and secure environment for children and pets, as well as an excellent space for outdoor dining, entertaining and enjoying the warmer months. A particular highlight of the property is the pleasant outlook across



open fields to the rear, creating a wonderful sense of openness and offering attractive countryside views rarely found in properties of this type.

The property is conveniently positioned within easy reach of local amenities, reputable schools and transport connections, whilst still benefiting from the charm and community feel that village living provides.



Viewing

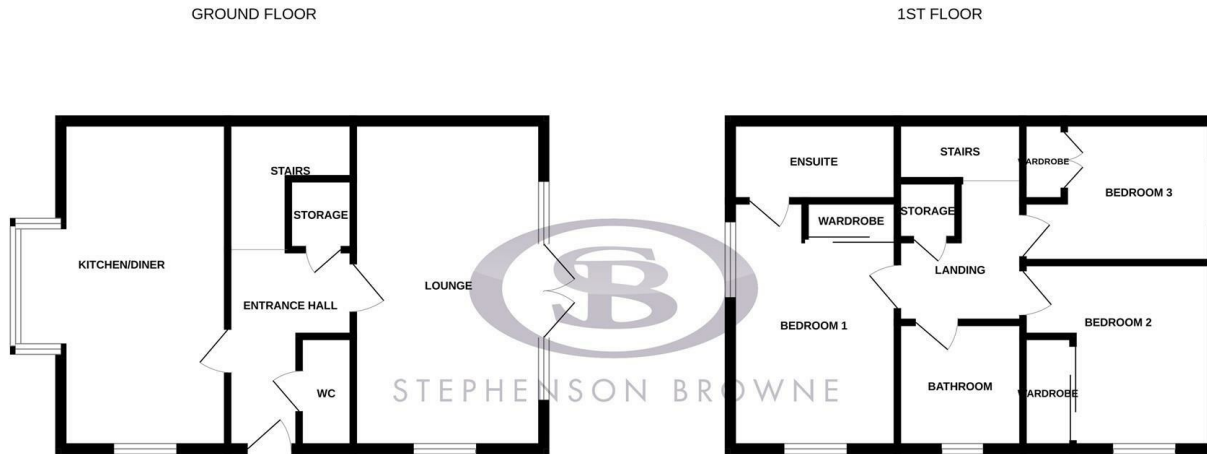
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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