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Crossway Road  
Finham CV3 6JP

## Crossway Road CV3 6JP

Shortland Horne are proud to market this lovely, cleverly extended & renovated four bedroom semi-detached family home, nestled in the highly regarded residential location of Crossway Road, Finham.

Crossway Road is situated to south of the City and is conveniently positioned within easy access to both Finham Park schools, local shops and amenities.

In brief, this beautiful accommodation comprises of: an entrance hall with doors leading on to a 19ft L-shaped Lounge/Dining room with sliding doors opening out to the garden, a fully modern fitted kitchen with space for appliances and a very useful W/C.

The first floor accommodation comprises of: Four generously appointed double bedrooms offering ample room for relaxation and large windows and a family bathroom completes the accommodation.

Externally to the front of the property you will find a large block paved driveway providing ample car parking with further parking at the side for a two more cars. There is also a private enclosed rear garden.

Shortland Horne strongly recommend an internal inspection to fully appreciate all that this wonderful property has to offer.







  
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## Dimensions

### GROUND FLOOR

Entrance Hallway

Lobby

Lounge/Dining Room

5.84m x 4.85m

Kitchen

3.40m x 2.16m

W/C

Store/Workshop

### FIRST FLOOR

Bedroom One

5.16m x 3.20m

Bedroom Two

3.35m x 3.30m

Bedroom Three

3.33m x 2.62m

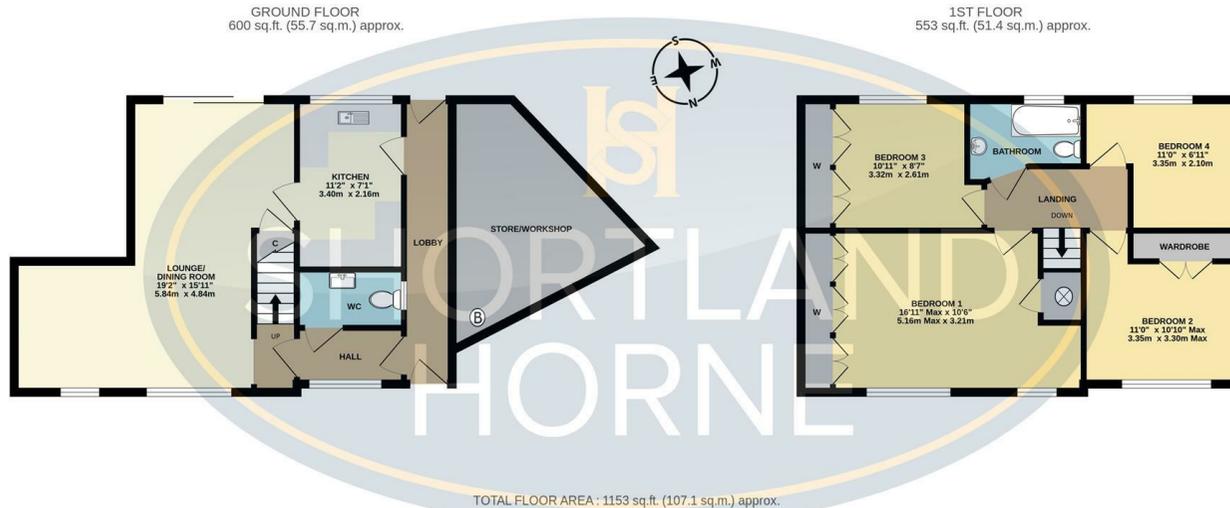
Bedroom Four

3.35m x 2.11m

Bathroom



# Floor Plan



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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Total area: 1153.00 sq ft

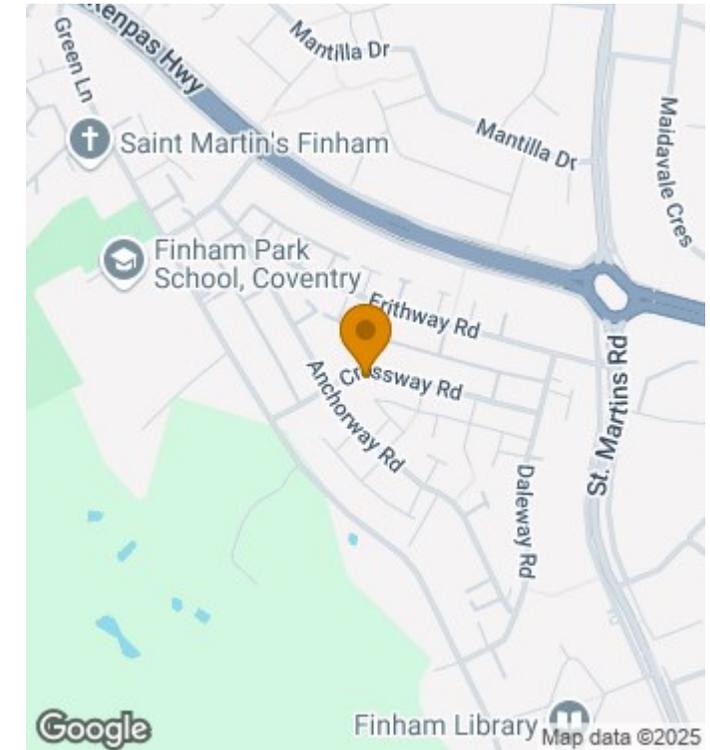
**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.  
**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.  
**Viewing** Strictly by arrangement through Shortland Horne.  
**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.  
**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.  
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

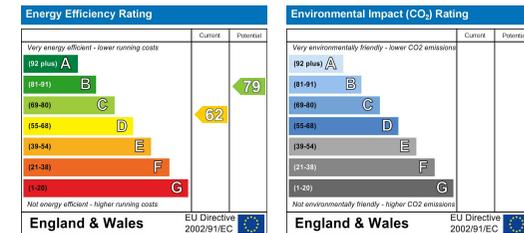
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.  
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



# EPC



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