



 **SHORTLAND
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Alfriston Road
CV3 6FH

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SPACIOUS FAMILY HOME LOCATED IN THE FINHAM PARK SCHOOL CATCHMENT AREA SET ON A VERY GENEROUS PLOT CLOSE TO FINHAM AND FINHAM PARK 2

This lovely three bedroom semi-detached property is conveniently located to the A45, Jaguar Landrover, Schools and shops with the ground floor offering an entrance hallway with doors leading off to a large lounge with a feature open style fire place, a beautiful open plan kitchen /diner with integrated double ovens, a dishwasher a fridge/freezer and a washing machine. There's French doors opening out to the garden and a separate utility room.

On the first floor you will find two double bedrooms with one of the bedrooms having built in wardrobes, a single bedroom and a family bathroom.

Outside to the front of the property is a block paved driveway providing parking for up to several vehicles with access to a garage and to the rear you there is a fully enclosed well established garden with decking which is perfect for entertaining.







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Dimensions

GROUND FLOOR

Living room

4.11 x 3.69

Kitchen/Diner

3.70 x 7.88

Utility room

1.56 x 2.33

Garage

2.29 x 2.33

FIRST FLOOR

Bedroom 1

4.11 x 3.29

Bedroom 2

3.70 x 3.53

Bedroom 3

2.60 x 2.08

Family Bathroom

1.63 x 1.84

Floor Plan



Total area: approx. 99.1 sq. metres (1066.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1066.90 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

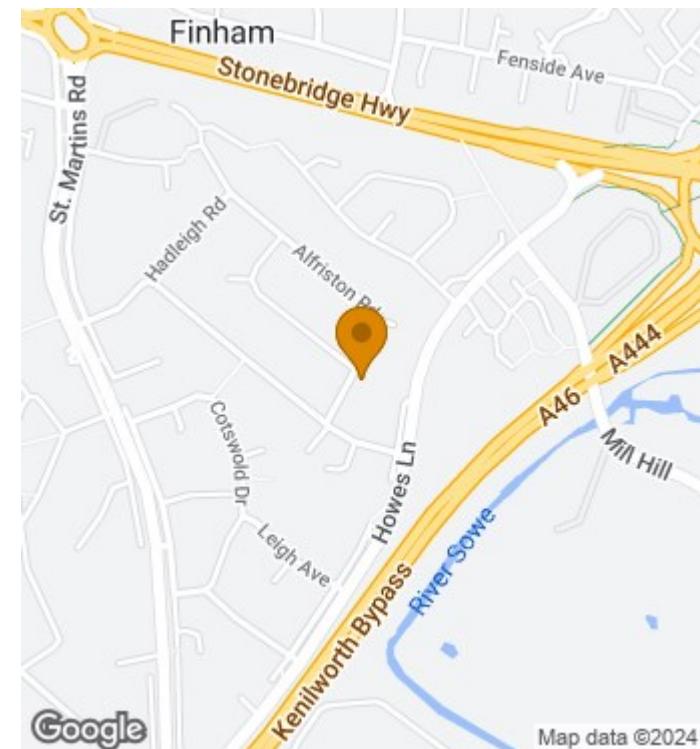
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

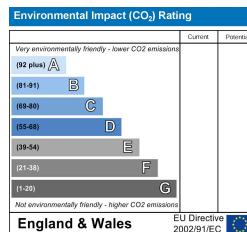
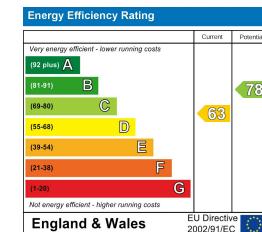
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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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