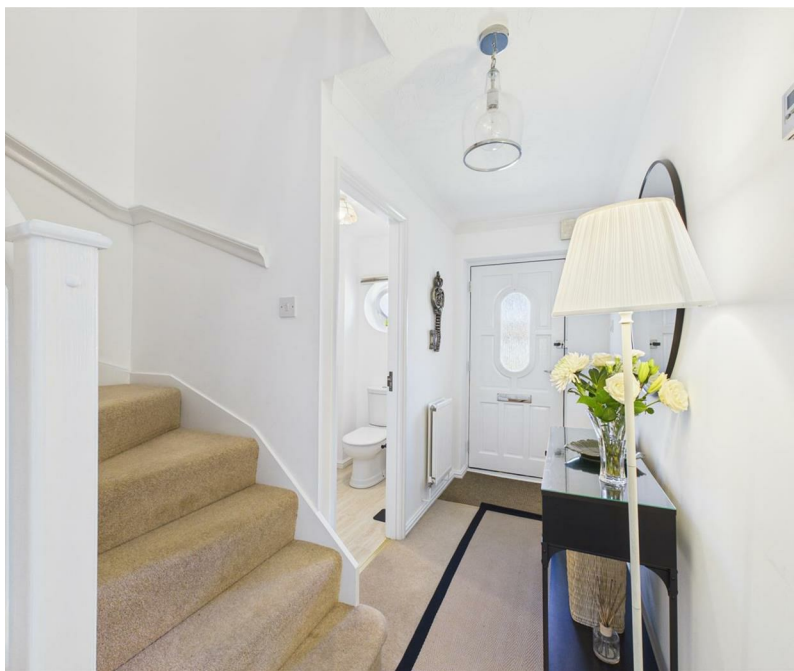




A beautifully presented detached family home, ideally positioned within a highly sought-after cul-de-sac on the western side of town. Perfectly suited to families, commuters, and those looking to upsize or downsize, the property enjoys a convenient location within walking distance of two well-regarded secondary schools, as well as easy access to local primary schooling.

The home also offers excellent transport links, with convenient access to Junction 17 of the M4 motorway and the town's mainline railway services.

The extended accommodation briefly comprises an inviting entrance hall, cloakroom, sitting room, dining room, sun room, and a well-appointed kitchen/breakfast room on the ground floor. To the first floor, there is a landing area leading to a spacious principal bedroom with en-suite shower room, two further bedrooms, and a modern family bathroom.

Externally, the property occupies a central position within an impressively maintained plot. The open front garden is attractively landscaped with a variety of mature flowers and shrubs, while the enclosed rear garden is thoughtfully stocked and features a relaxing patio seating area, along with gated side access. A double driveway provides off-road parking and leads to an integral single garage.

An internal viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

- Sought-After Cul-De-Sac Location
- Extended & Generous Living Space
- Walk to Top-Rated Schools
- Principal Suite with En-Suite
- Private Rear Garden with Patio
- Immaculate Detached Family Home
- Prime Western Side Position
- Excellent M4 & Rail Connections
- Beautifully Landscaped Gardens
- Driveway Parking & Integral Garage







Approximate total area⁽¹⁾
1249 ft²
116 m²

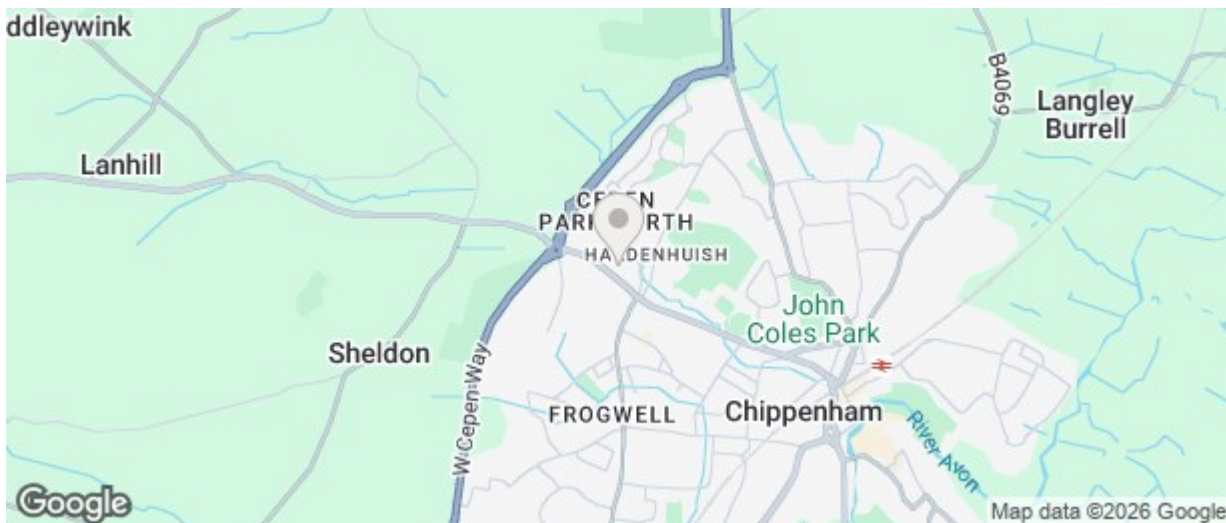
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RiCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing