



Offered with NO ONWARD CHAIN this attractive three-bedroom detached home is ideally positioned within a highly sought-after cul-de-sac, offering convenient access to scenic woodland walks, local shops, and well-regarded schools.

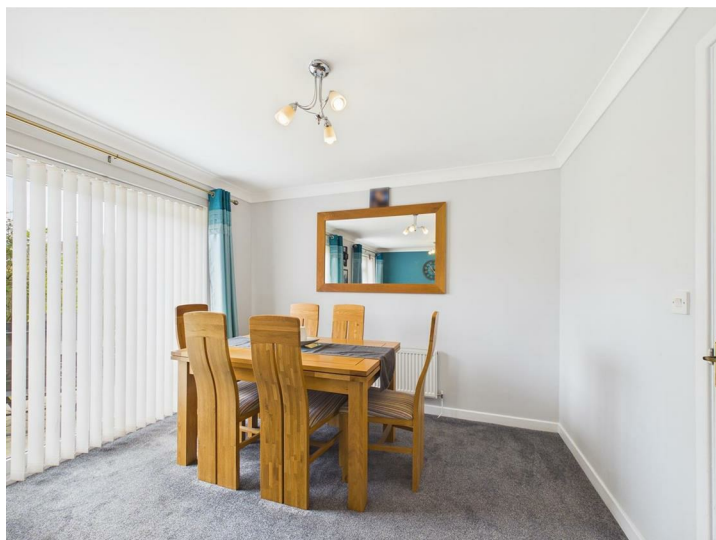
Beautifully presented throughout, the property comprises an inviting entrance porch leading into a welcoming hallway, a convenient cloakroom, a well-appointed front-aspect kitchen, and a spacious sitting/dining room to the rear. The living/dining room benefits from sliding doors that open directly onto the rear garden, creating a perfect space for both relaxing and entertaining.

Upstairs, the first floor offers a landing area, a generous primary bedroom, two further well-proportioned bedrooms, and a modern family bathroom.

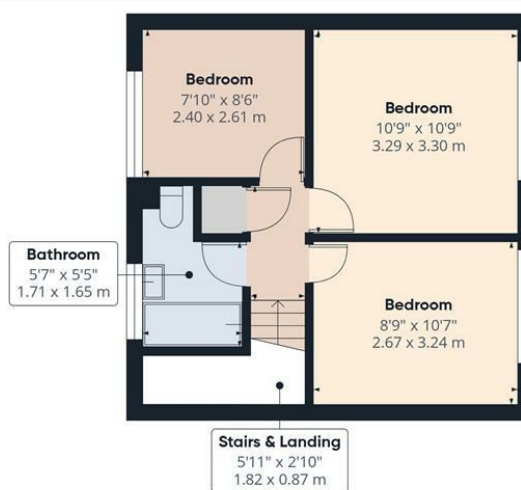
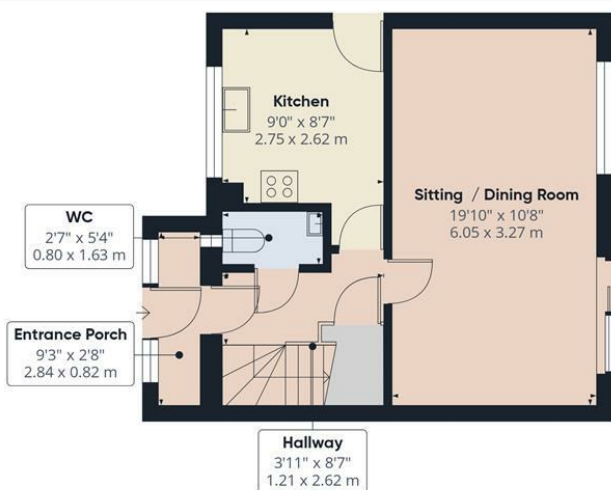
Externally, the home enjoys a substantial open front garden, alongside a long private driveway providing ample off-road parking and access to a single garage. To the rear, there is a fully enclosed garden featuring a patio area and gated side access—ideal for outdoor dining and family enjoyment.

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

- Three-bedroom detached family home
- Convenient access to woodland walks, local shops, and reputable schools
- Well-appointed kitchen with front aspect
- Three well-proportioned bedrooms, including a generous Primary Bedroom
- Large front garden with ample driveway parking and single garage
- Situated in a highly sought-after cul-de-sac location
- Spacious sitting/dining room with direct access to the rear garden
- Ground floor cloakroom for added convenience
- Modern family bathroom on the first floor, Enclosed rear garden with patio area and gated side access
- Offered with NO ONWARD CHAIN







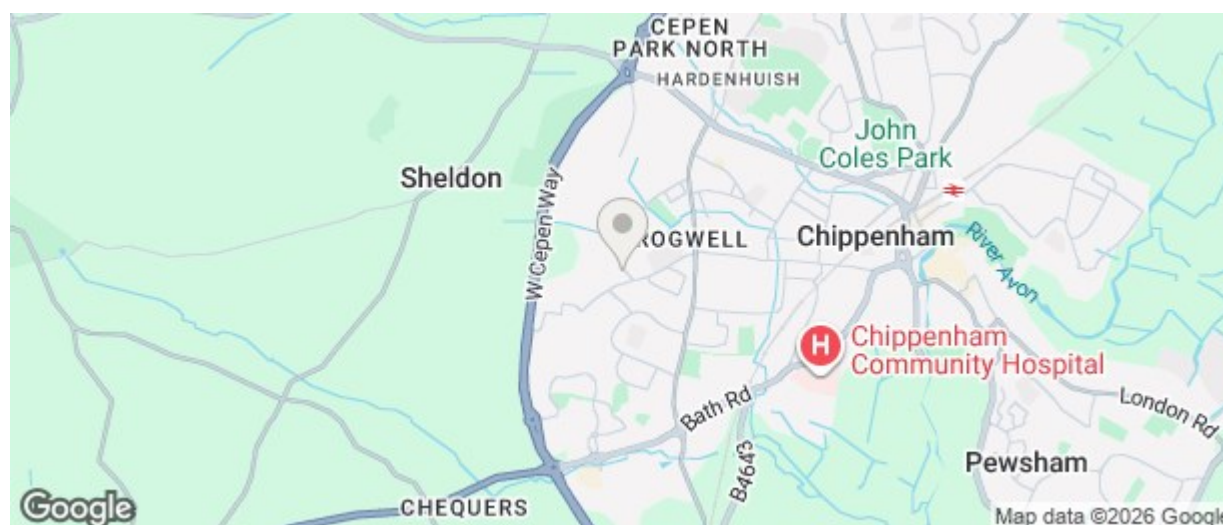
Atwell
Martin

Approximate total area⁽¹⁾886 ft²82.3 m²

(1) Excluding balconies and terraces

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

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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 66 80			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G 66 80			
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