PCM
ESTATE AGENTS

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Price £465,000

*** SOLD PRIOR TO MARKETING ***
PCM Estate Agents are delighted to present to the market an opportunity to acquire this exceptionally well-proportioned and well-presented THREE DOUBLE BEDROOM DETACHED OLDER STYLE HOUSE located directly opposite Alexandra Park with OFF ROAD PARKING and a LOVELY REAR GARDEN.

Inside, the property offers exceptionally well-proportioned accommodation arranged over two floors. You are greeted by a practical porch opening into a spacious hallway, from here the stairs ascend to the upper floor accommodation with plenty of under stairs storage space. The entrance hall provides access to a BAY FRONTED LIVING ROOM with VIEWS onto the park, DINING ROOM leading to the MODERN KITCHEN located at the back of the house with INTEGRATED APPLIANCES and UNDERFLOOR HEATING. There is also a CONSERVATORY with underfloor heating and a GROUND FLOOR WC. Upstairs, a spacious landing provides access to THREE GOOD SIZED BEDROOMS, the master having fitted wardrobes and the second having freestanding wardrobes which are incorporated within the sale. The MODERN BATHROOM is also located on the first floor and benefits from a shower over the bath. The property also benefits from gas fired fired central heating and double glazing.

Outside, there is the aforementioned OFF ROAD PARKING and the property occupies a slightly ELEVATED POSITION from the road with sympathetically laid out steps leading to the front door, allowing for LOVELY VIEWS into the park. To the rear, there is an established and sympathetically TERRACED GARDEN with seating areas, lawn and established planted borders. In addition. there is also a LARGE WORKSHOP/ SHED.

Situated in a convenient position, within easy reach of popular schooling establishments and nearby amenities, including Alexandra Park. Viewing comes highly recommended, please call the owners agents now to book your viewing.

WOODEN PARTIALLY GLAZED DOOR
Opening to:

PORCH
Windows ether side allowing the porch to be filled with natural light, double glazed door leading to:

ENTRANCE HALL
14'7 x 7'9 (4.45m x 2.36m)
Stairs rising to upper floor accommodation, column style radiator, picture rail, two under stairs storage cupboards.

LOUNGE
15'3 into bay and alcove x 13'1 (4.65m into bay and alcove x 3.99m)
Coving to ceiling, picture rail, down lights, two column style radiators, television point, deep double glazed bay window to front aspect having a leafy outlook over Alexandra Park.

DINING ROOM
14'6 x 12'4 (4.42m x 3.76m)
Coving to ceiling, column style radiator, double glazed sliding patio doors providing access and outlook into the conservatory, partially open plan to:

KITCHEN
9'8 x 9'7 (2.95m x 2.92m)
Built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary stone worksurfaces with matching upstands, integrated fridge freezer, range master five ring gas cooker with double oven and grill below, fitted cooker hood, resin sunken one & ½ bowl drainer-sink with moulded drainer into the countertop and mixer tap, additional filtered water tap, tiled flooring with electric underfloor heating, Perspex splashbacks, down lights, double glazed window to side aspect.

REAR LOBBY
Velux window, double glazed door to garden, tiled flooring, storage/utility cupboard having space and plumbing for washing machine and tumble dryer, door to:

DOWNSTAIRS WC
Dual flush low level wc, wall mounted wash hand basin, tiled walls, wall mounted Worcester boiler, double glazed pattern glass window to rear aspect.

CONSERVATORY
13'6 x 9'9 (4.11m x 2.97m)
Part brick construction with glass apex roof, double glazed windows to side, rear and front elevations with views over the garden, double glazed French doors leading to the garden, tiled floor with underfloor heating and wall mounted thermostat.

FIRST FLOOR LANDING
11'2 x 9'1 (3.40m x 2.77m)
Spacious with double glazed window to side aspect, loft hatch providing access to loft space, coving to ceiling, doors to:

BEDROOM
12'1 x 11'11 excluding wardrobe (3.68m x 3.63m excluding wardrobe)
Measurement excludes recess for fitted wardrobes with hanging rails and shelving, coving to ceiling, down lights, radiator, double glazed window to rear aspect with views onto the garden having made to measure bespoke plantation shutters.

BEDROOM
13' x 11'11 (3.96m x 3.63m)
Freestanding wardrobe (included), radiator, coving to ceiling, picture rail, down lights, double glazed window to front aspect with views onto Alexandra Park.

BEDROOM
9'2 x 9'1 (2.79m x 2.77m)
Picture rail, wall mounted vertical radiator, double glazed window to front aspect providing views onto Alexandra Park.

BATHROOM
Large bath with mixer tap and chrome shower fixings, waterfall style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with chrome mixer tap, part tiled walls, down lights, tiled flooring, heated towel rail, double glazed window with pattern glass to rear aspect.

OUTSIDE - FRONT
The property occupies a slightly elevated position set back from the road with sympathetically laid steps to the front door, block paved drive providing off road parking, front garden arranged with mature plants and shrubs.

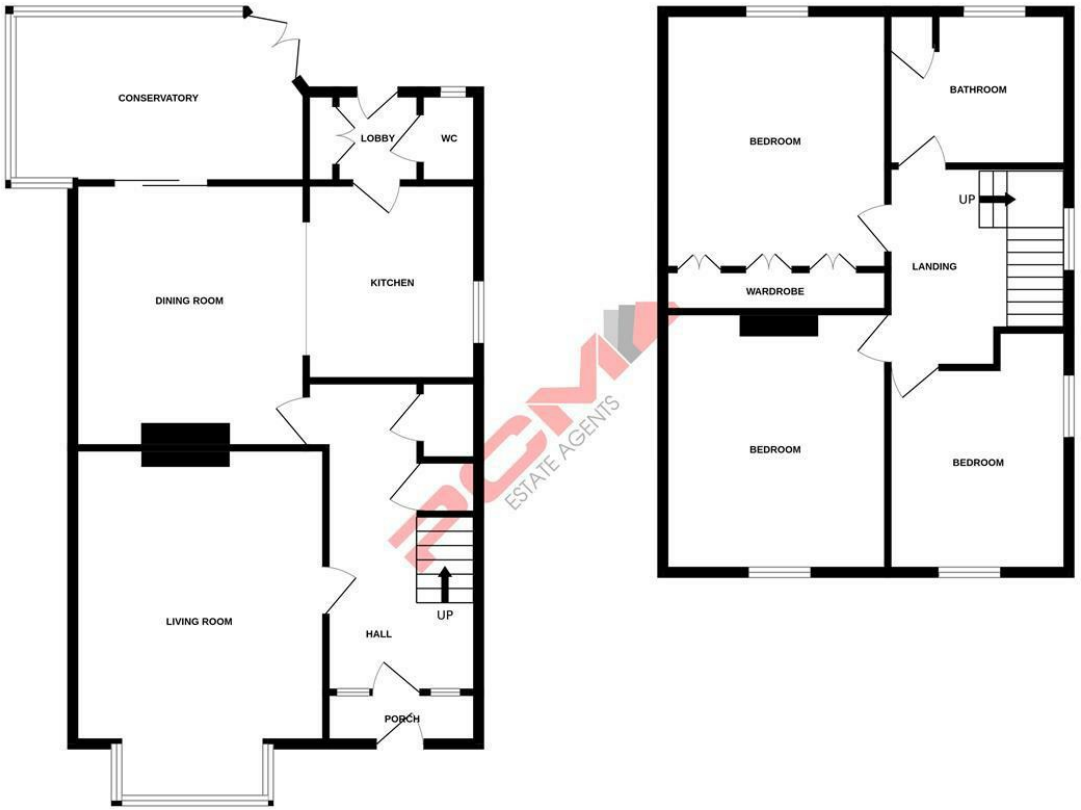
REAR GARDEN
Landscaped and sympathetically terraced with a stone patio abutting the property, offering ample outdoor space. There are steps leading to a further section of garden which is mainly laid to lawn, planted borders and beds with mature plants and shrubs, and to the top of the garden there is an additional stone patio offering a great space for table and chairs to sit out and entertain. The garden also benefits from exterior lighting and access to:

SHED/ WORKSHOP
17'9 x 11'8 (5.41m x 3.56m)
Could be utilised as a garden room or possibly a home gym.
Also an additional area measuring 5'5 x 5'4.

Council Tax Band: D

GROUND FLOOR

1ST FLOOR



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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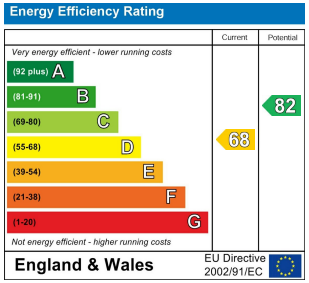

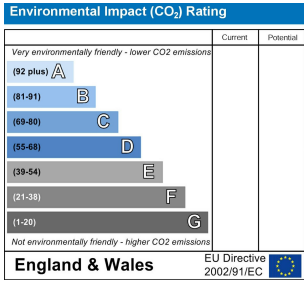

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