



ESTATE AGENTS

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**Offers In Excess Of £550,000**



PCM welcome to the market this lovely FOUR BEDROOM DETACHED FAMILY HOME, complete with a GATED DRIVEWAY, DETACHED GARAGE and WRAP AROUND GARDENS, enviably positioned within a highly sought after St Helens Woods location. Offered to the market CHAIN FREE and tucked away on a quiet and SECLUDED PRIVATE ROAD within a conservation area, the property is ideally placed for well-regarded primary and secondary schools, convenient transport links, St Helens Woods and Alexandra Park.

The accommodation is generously proportioned and arranged to suit modern family living. The ground floor features a bright, DUAL ASPECT LIVING ROOM which opens through to a spacious CONSERVATORY, providing an excellent dining area with LOVELY VIEWS and direct access and out to the garden. The separate KITCHEN-BREAKFAST ROOM is well appointed with an extensive range of units, ample work surface space and a central island, creating a practical focal point for the home. A useful adjoining UTILITY ROOM sits alongside, together with a downstairs CLOAKROOM and a versatile FOURTH BEDROOM, ideal as a guest room, home office or additional reception space.

Upstairs, there are THREE FURTHER WELL-PROPORTIONED BEDROOMS and a family bathroom fitted with both a bath and separate shower enclosure. The principal bedroom enjoys the added benefit of an EN SUITE SHOWER ROOM and built-in storage.

Externally, the property is surrounded by MATURE GARDENS offering a large area of lawn, established shrubs and trees, and a variety of seating areas perfect for outdoor entertaining. A gated block paved driveway provides OFF ROAD PARKING and leads to the DETACHED GARAGE.

The location is both peaceful and serene, just a short stroll from St Helens Woods itself, Offered to the market CHAIN FREE, this impressive home combines space, privacy and a prime setting, making it an excellent opportunity for families seeking a long term home in a desirable location.

### **DOUBLE GLAZED DOUBLE DOORS**

Opening to:

### **ENTRANCE HALL**

Ample built in storage, coving to ceiling, down lights, wall mounted vertical radiator, stairs rising to upper floor accommodation, door to:

### **DOWNSTAIRS WC**

Concealed cistern low level wc, circular wash hand basin with chrome mixer tap, part tiled walls, tiled flooring, double glazed window.

### **DUAL ASPECT LIVING ROOM**

23'6 x 12'2 (7.16m x 3.71m)

Double glazed windows to front and rear elevations, two radiators, coving to ceiling, television point, French doors to:

### **CONSERVATORY**

18'9 x 12'4 (5.72m x 3.76m )

Part brick construction with apex roof, double glazed windows to side and rear elevations enjoying a pleasant outlook over the garden, double glazed French doors opening onto the garden, power points, double radiator, wood flooring.

### **KITCHEN-BREAKFAST ROOM**

17'3 x 11' (5.26m x 3.35m)

Coving to ceiling, down lights, pendant lighting over the island, fitted with a range of base level cupboards and drawers with worksurfaces over, electric hob with waist level double oven and grill, inset circular sink with mixer tap, ample space for breakfast table, space and plumbing for dishwasher, space for tumble dryer, radiator, dual aspect with double glazed window to front and double glazed French doors to side, door to:

### **UTILITY**

10'9 x 7'7 (3.28m x 2.31m )

Fitted with a range of eye and base level cupboards and drawers, worksurfaces, space and plumbing for washing machine and dishwasher, inset stainless steel sink with mixer tap, radiator, space for fridge freezer, down lights, double glazed window and door to rear elevation.

### **BEDROOM / DINING ROOM**

13'5 x 9' (4.09m x 2.74m)

Coving to ceiling, double radiator, double glazed window to rear aspect with views onto the garden.

### **FIRST FLOOR LANDING**

Spacious with double glazed window to rear aspect, double radiator, doors opening to:

## **MASTER BEDROOM**

17' max x 15'5 max narrowing to 11'9 (5.18m max x 4.70m max narrowing to 3.58m)

Triple aspect with double glazed windows to front and side elevations, and two Velux windows to rear aspect, access to eaves storage, two radiators, pleasant views extending over the gardens and grounds, door to:

## **EN SUITE**

Walk in shower unit with electric shower, low level wc, pedestal wash hand basin with chrome mixer tap, tiled splashbacks, heated towel rail, tiled flooring, part tiled walls.

## **BEDROOM**

10'6 x 10'8 (3.20m x 3.25m)

Built in cupboard, radiator, double glazed window to front aspect.

## **BEDROOM**

10'7 x 9' (3.23m x 2.74m)

Radiator, loft hatch with fixed wooden ladder, double glazed window to rear aspect with views onto the garden.

## **BATHROOM**

Bath, separate walk in shower enclosure having electric shower, pedestal wash hand basin, low level wc, radiator, part tiled walls, down lights, built in cupboard, double glazed window to front aspect.

## **OUTSIDE - FRONT**

The property lends itself to be extending to the front, side and rear aspects, subject to necessary planning and building consents. The property is set back from the road with gardens, a variety of plants, shrubs and trees, wooden five bar gate providing access to a block paved driveway providing ample off road parking and access to:

## **DETACHED GARAGE**

Up and over door, personal door to side aspect.

## **REAR GARDEN**

The garden is mainly laid to lawn with established planted borders and patio seating areas. The garden is ideal for families or for the garden enthusiast. The

gardens are incredibly private and enjoy plenty of sunshine throughout the day, being ideal for entertaining.

Council Tax Band: E













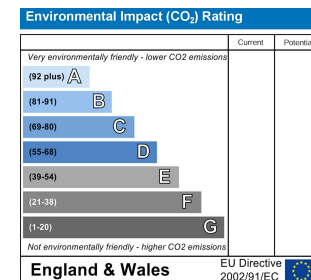
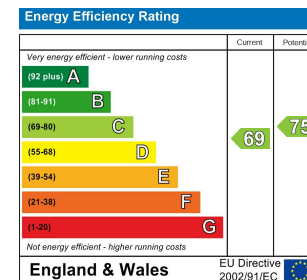
GROUND FLOOR



1ST FLOOR



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