





PCM Estate Agents are delighted to present to the market an opportunity to acquire this 1930's FOUR BEDROOM SEMI-DETACHED FAMILY HOME positioned on this sought-after road, directly opposite Alexandra Park and within easy reach of popular schooling establishments within the area.

This home has been sympathetically modernised but does require some finishing off in areas, accommodation is well-proportioned and arranged over two floors comprising an inviting entrance hall, LARGE BAY FRONTED LIVING ROOM with OPEN FIRE and VIEWS OVER ALEXANDRA PARK, to the rear of the house there is an L SHAPED OPEN PLAN KITCHEN-DINING ROOM with GRANITE WORKTOPS and BI-FOLDING DOORS to the garden and there is also a GROUND FLOOR SHOWER ROOM. To the first floor, the spacious landing provides access to FOUR GOOD SIZED BEDROOMS in addition to a LOFT ROOM, there is also a further shower room which is in need of finishing off.

The property benefits from OFF ROAD PARKING for multiple vehicles, GARAGE and the aforementioned LANDSCAPED GARDEN.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening onto:

#### **SPACIOUS ENTRANCE HALL**

Stairs rising to upper floor accommodation, exposed wooden floorboards, radiator, picture rail, under stairs storage cupboard, window to side aspect, radiator, high ceiling.

#### **LIVING ROOM**

21' into bay x 16'8 (6.40m into bay x 5.08m )

Window to front aspect with a pleasant outlook onto Alexandra Park, exposed wooden floorboards, radiator picture rail, tiled fireplace with open working fire, television and telephone points, radiators.

#### **OPEN PLAN KITCHEN-DINING-FAMILY ROOM**

24'6 max x 14'2 max narrowing to 9'2 (7.47m max x 4.32m max narrowing to 2.79m)

Picture rail, radiator, fireplace, walk in pantry style cupboard, twin sets of bi-folding doors opening to the garden. The kitchen is modern and built with a matching range of eye and base level cupboards and drawers with granite countertops and matching upstands, five ring gas hob with fitted cooker hood over, waist level oven and separate grill, inset stainless steel sink with mixer spray tap and a moulded drainer into the granite countertop, breakfast bar seating area, tiled flooring, down lights, ceiling pendant lighting in the dining area, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, pantry cupboard with Worcester wall mounted boiler.

#### **SHOWER ROOM**

Walk in shower with rain style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, tiled flooring, down lights, ladder style heated towel rail, window to side aspect.

#### **SPACIOUS LANDING**

Window to side aspect, radiator, large storage cupboard with shelving and radiator.

#### **BEDROOM ONE**

17'9 x 12'3 (5.41m x 3.73m)

Radiator, picture rail, window to front aspect with views onto Alexandra Park.

#### **BEDROOM TWO**

14'6 x 12'5 (4.42m x 3.78m)

Built in wardrobe, picture rail, radiator, window to rear aspect with views onto the garden.

#### **BEDROOM THREE**

17'4 x 12'6 (5.28m x 3.81m)

Dual aspect room with window to side and front elevations with views onto the park, picture rail, radiator.

#### **BEDROOM FOUR**

10'10 x 9'4 (3.30m x 2.84m )

Fixed staircase leading to the loft room, radiator, window to rear aspect with views onto the garden.

#### **UNFINISHED ROOM**

10'4 x 7'9 (3.15m x 2.36m)

This room would have been a bathroom or shower room and does need finishing. Dual aspect with windows to side and rear, plumbing in place and a wc.

#### **LOFT ROOM**

Boarded with power

#### **OUTSIDE - FRONT**

Driveway providing off road parking for multiple vehicles.

#### **INTEGRAL GARAGE**

17 x 8'5 (5.18m x 2.57m)

Double doors, high ceiling, power and light.

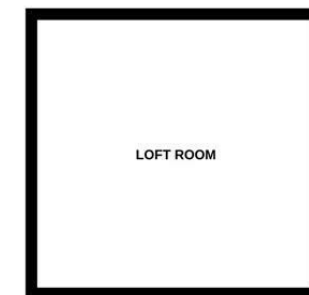
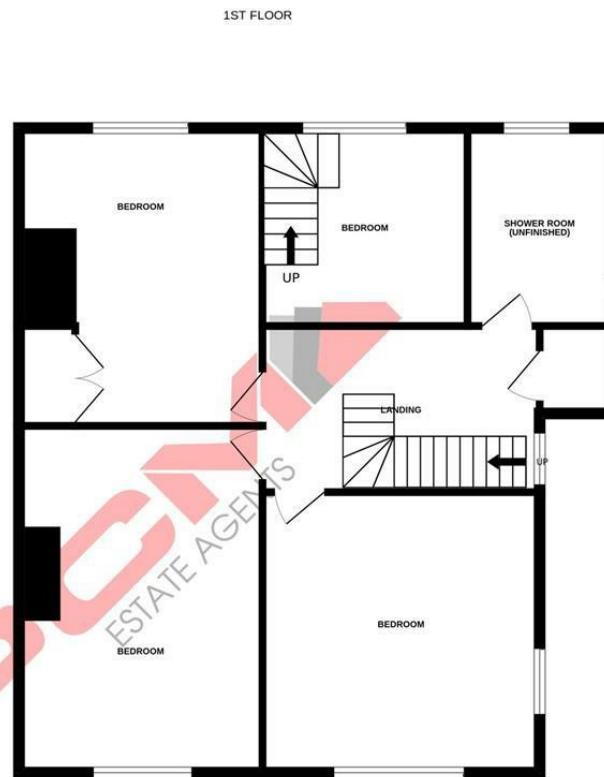
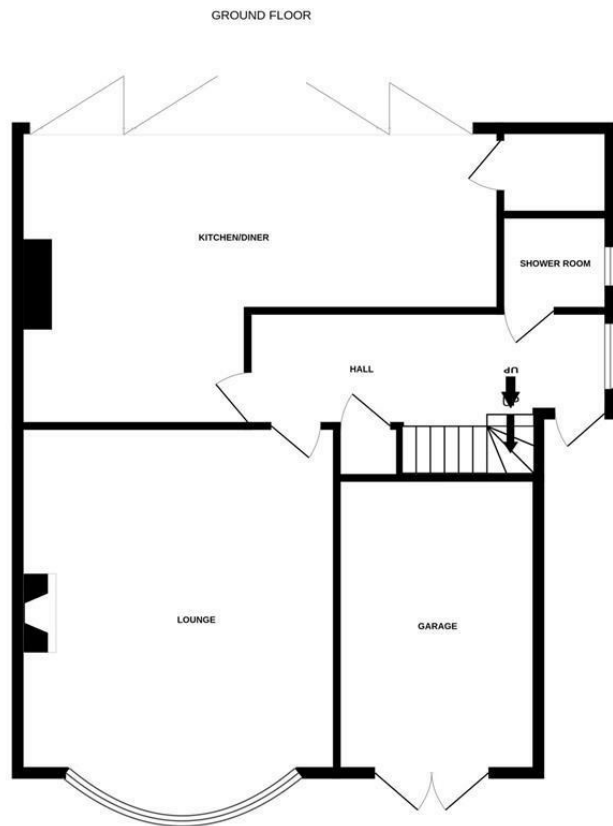
#### **REAR GARDEN**

Terraced with a lovely backdrop over trees, stone patio abutting the property providing ample space for patio furniture and chairs to eat al-fresco and enjoy the nice weather. There are steps up to a section of garden that is laid to lawn and in need of cultivation.









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.  
Made with Metropix ©2025

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	