



£140,000

Closeburn Square, Mill Hill, SR3 2TD

A larger than average purpose built 3 bedroom house occupying one of the finest sites on this quiet low density development being within an excellent location and offering great local facilities to include Morrison's and a range of schools.

The property was purpose built with 3 double bedrooms, 2 large receptions together with a well-appointed kitchen and ground floor wc. Externally there is a garage.

Occupying a pleasant site at the head of a cul de sac and having an open aspect to rear.

This property provides an ideal opportunity to create a lovely family home.

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Accommodation comprises



Kitchen

10'9" x 8'6" (3.3 x 2.6)



Entrance hall



Well appointed with a range of base and eye level units.

Separate Wc

Bedroom 1

14'5" x 9'10" (4.4 x 3)



Living room

15'5" x 12'5" (4.7 x 3.8)



Dining room

10'5" x 8'6" (3.2 x 2.6)



Bedroom 2

11'5" x 11'5" (3.5 x 3.5)



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Bedroom 3

12'5" x 8'6" (3.8 x 2.6)



House bathroom

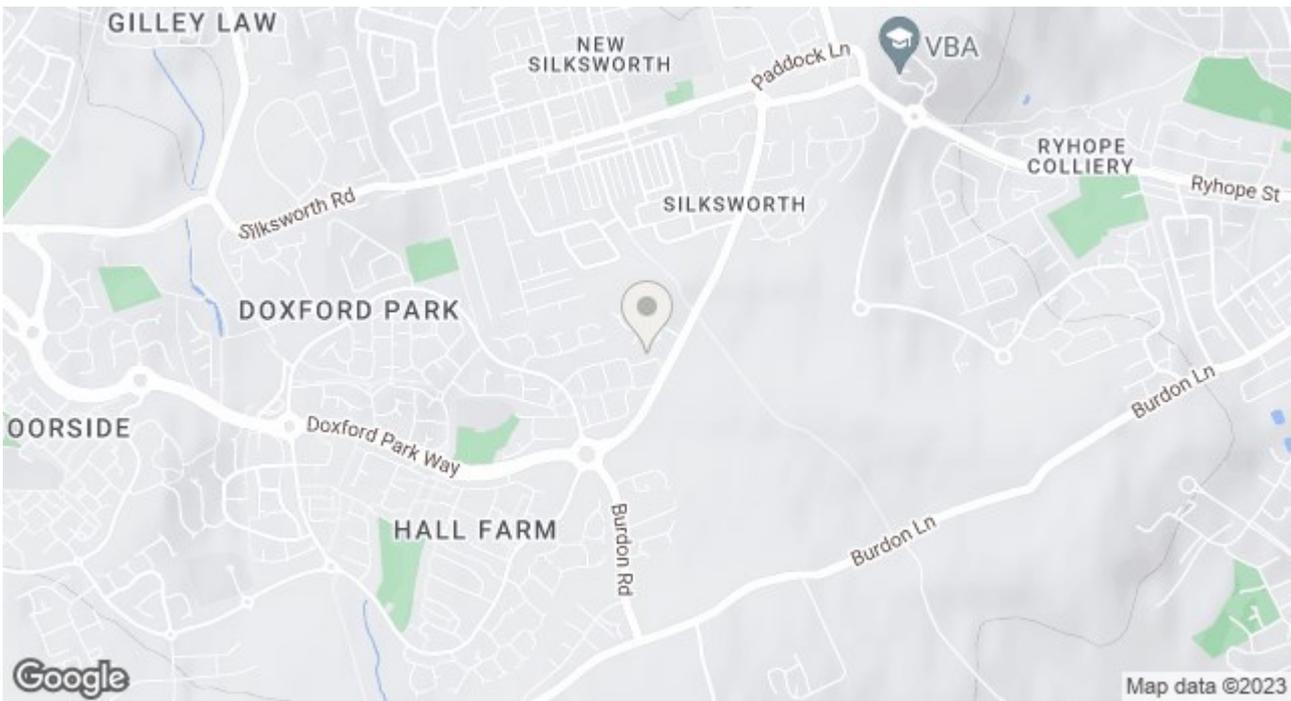
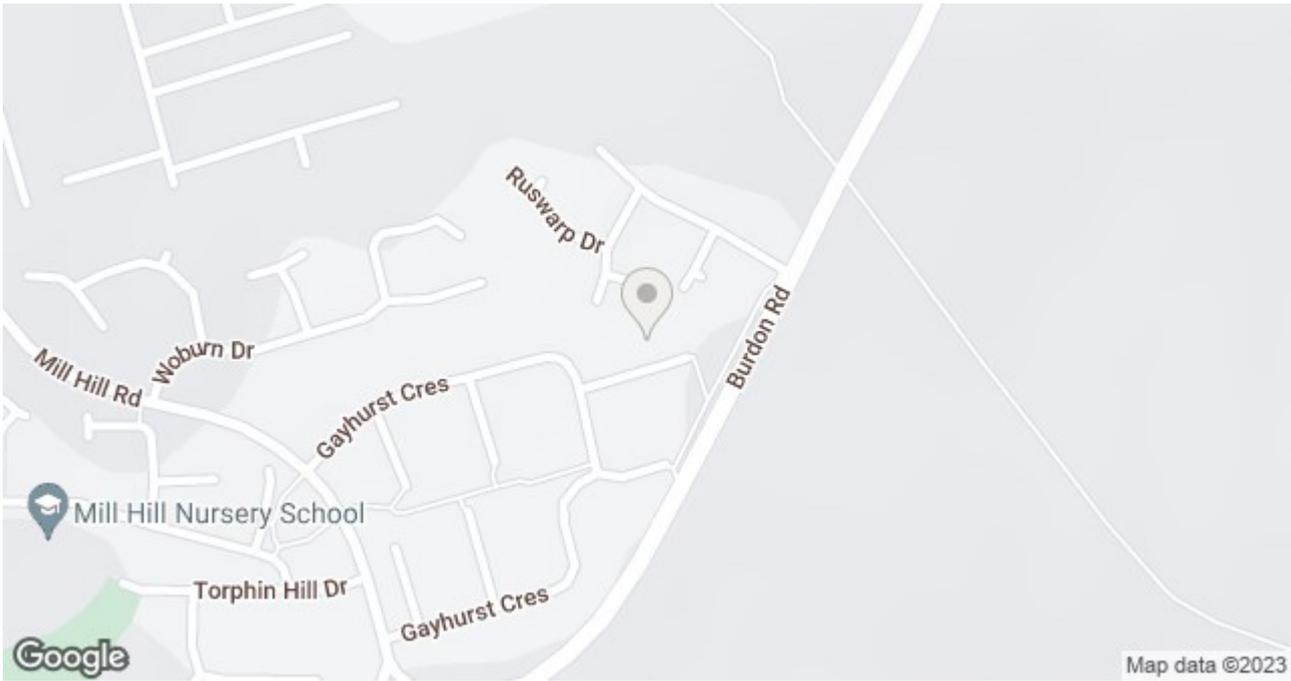
External



Council Tax band B

Tenure is Leasehold - We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor.

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.

