



We are very proud to present this bespoke, detached family home to the market as the owner occupiers actually built this fine property themselves in the 1990's. Built with loving care and attention on a sizable plot, which enjoys far reaching southerly rear aspect views, this attractive home is built using 'old stock London brick' to give it curb appeal. The 2.5 width garage is built in the same style and is approached via the 4 car car driveway and electric gates.

The property comprises five generous bedrooms, en-suite to the master, family bathroom, spacious living room with conservatory, large dining room, office/study, downstairs cloakroom and kitchen/breakfast room.

The large terraced rear garden enjoys a large lawn area, sun terrace and is well screened by tall hedging. Other features include double glazed windows and gas radiator heating.

Interested? Please contact our sales team to find out more, or to book a viewing.

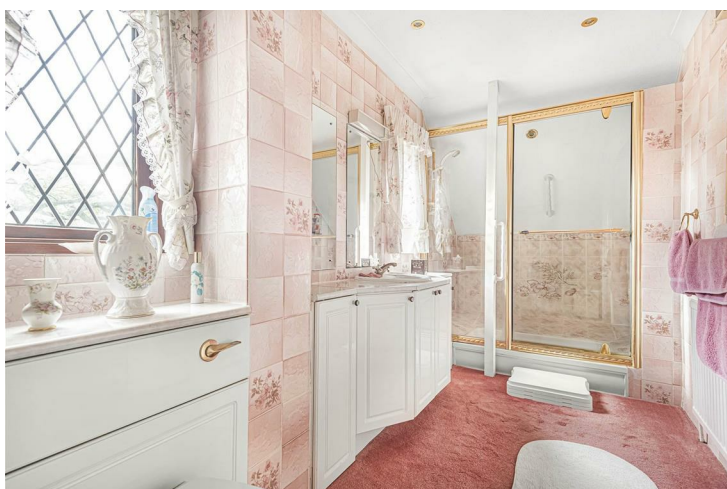




- 5 bedroom detached home
- Far reaching rear aspect views
- 2.5 width garage
- 3 reception rooms
- En-suite and bathroom
- 4 car drive with gates







## Further details

### Large rear garden

This expansive garden enjoys far reaching southerly aspect views from the sun terrace and lawn areas. The garden gently falls away to the tall hedges that provide complete seclusion and privacy.

### 2.5 width garage

Built in matching 'Old stock London brick' like the house this is a useful space.

### Driveway

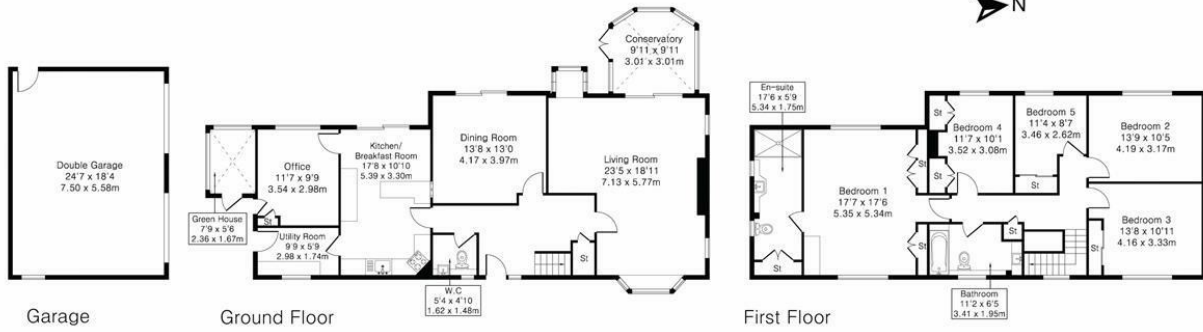
The impressive 4 car driveway is approached via electric gates.

### Agents Note- TPO

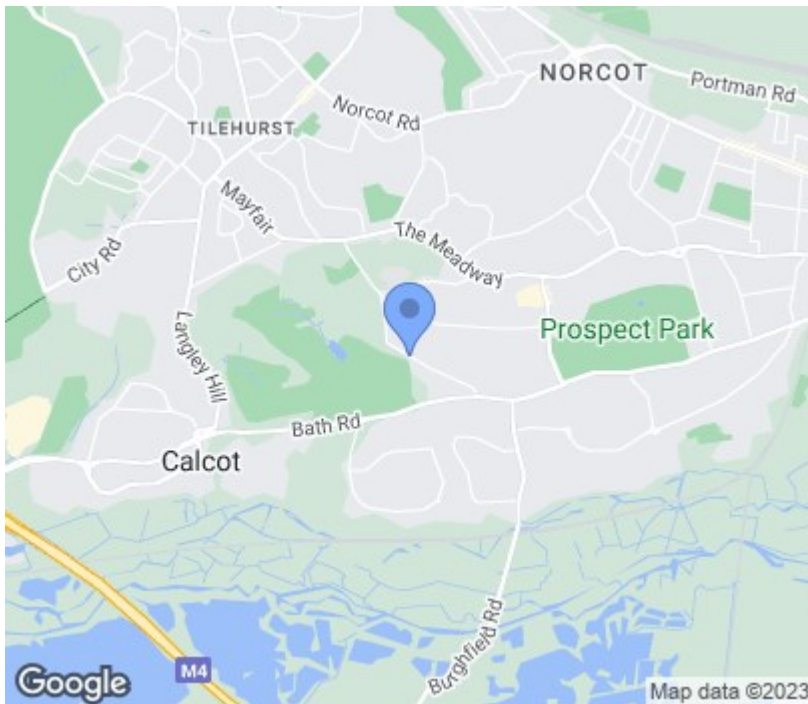
We are informed that there are tree preservation orders on the 2 trees within the boundary of the property

# Floorplan

Approximate Gross Internal Area 2783 sq ft – 259 sq m  
 Ground Floor Area 1248 sq ft – 116 sq m  
 First Floor Area 1084 sq ft – 101 sq m  
 Garage Area 450 sq ft – 42 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Current rating: 74 (D), Potential rating: 82 (B)

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