



Freshly decorated throughout, this detached family home is situated in a quiet cul-de-sac within walking distance of the town centre.

Located in the highly desirable Crouch Oak Green Estate with plenty of off street parking and within easy reach of several good schools and the medical centre.

The ground floor offers a bright and spacious living room with a bay window to the front of the property, leading onto a kitchen diner that overlooks the large south facing garden. There is also a modern cloakroom.

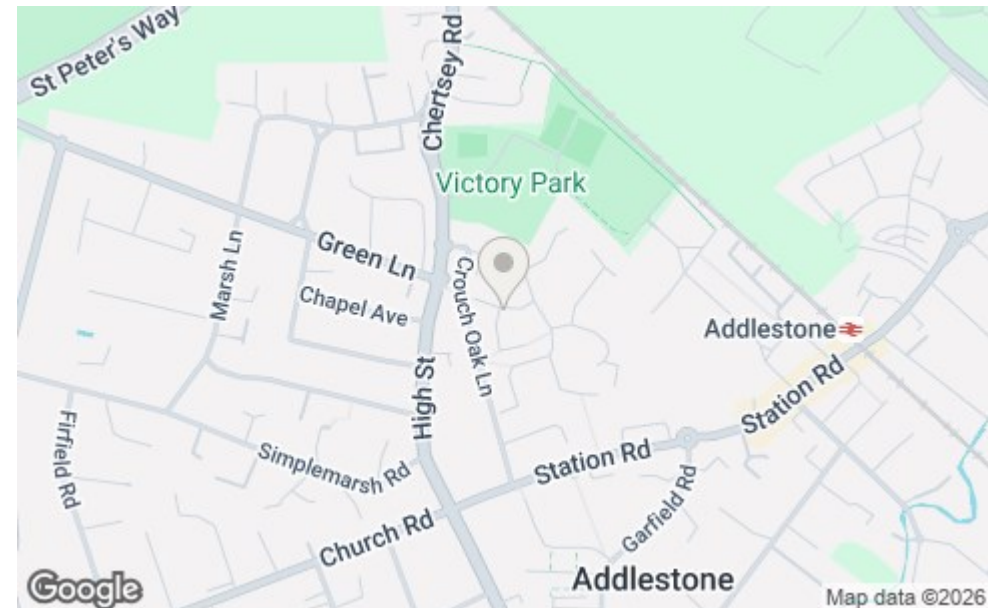
Upstairs has three good sized bedrooms; two with large wardrobes and a lovely family bathroom with a fitted shower unit.

This property also has gas central heating, double glazed windows and a large shed in the garden. The garage space has also been converted into a studio room/playroom and can be accessed via a door at the rear.

Offered to the market unfurnished and available to let immediately for long term rent.

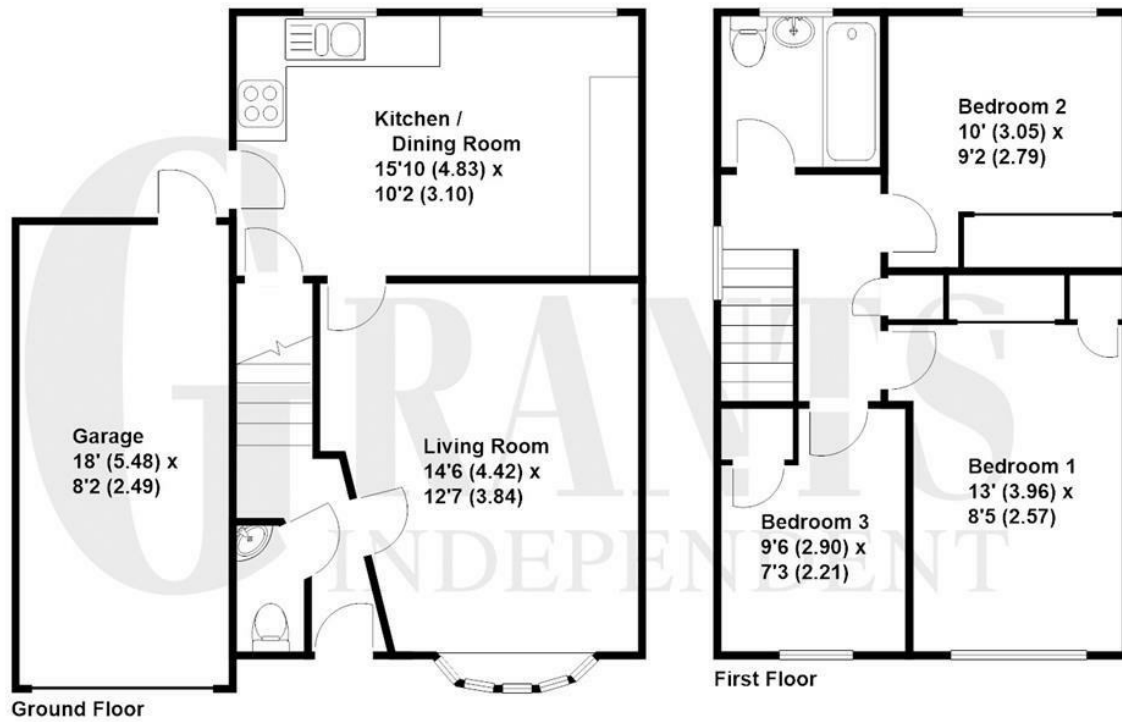
## Viewing Strictly by Appointment:

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EPC Rating 65 D

**Disclaimer:** Grants Independent Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.



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