



Situated in a quiet cul-de-sac within walking distance to the town centre is this well presented three bedroom, detached family home with plenty of off street parking. Located in the highly desirable Crouch Oak Estate.

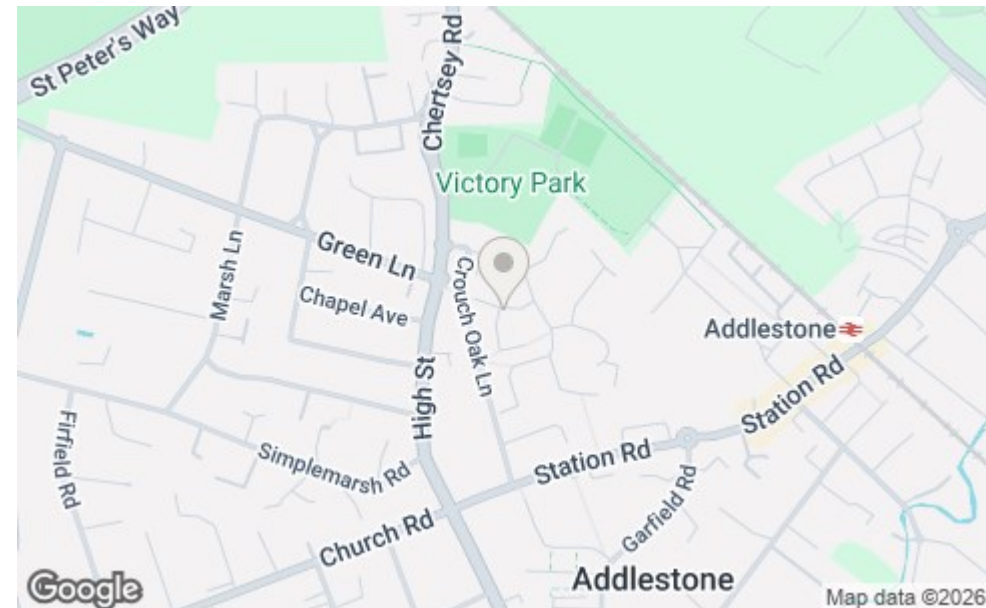
The ground floor offers a bright and spacious living room with a bay window to the front of the property, leading onto a kitchen diner that overlooks the newly laid lawn and a large south facing garden. There is also a modern cloakroom.

Upstairs has three good sized bedrooms; two with large wardrobes and a lovely family bathroom with a newly fitted shower unit over the bath. This property also has gas central heating, double glazed windows and a large shed in the garden. The garage space has also been utilised into studio room/playroom and can be accessed via a door at the rear.

Offered to the market unfurnished and available from the 5th May.

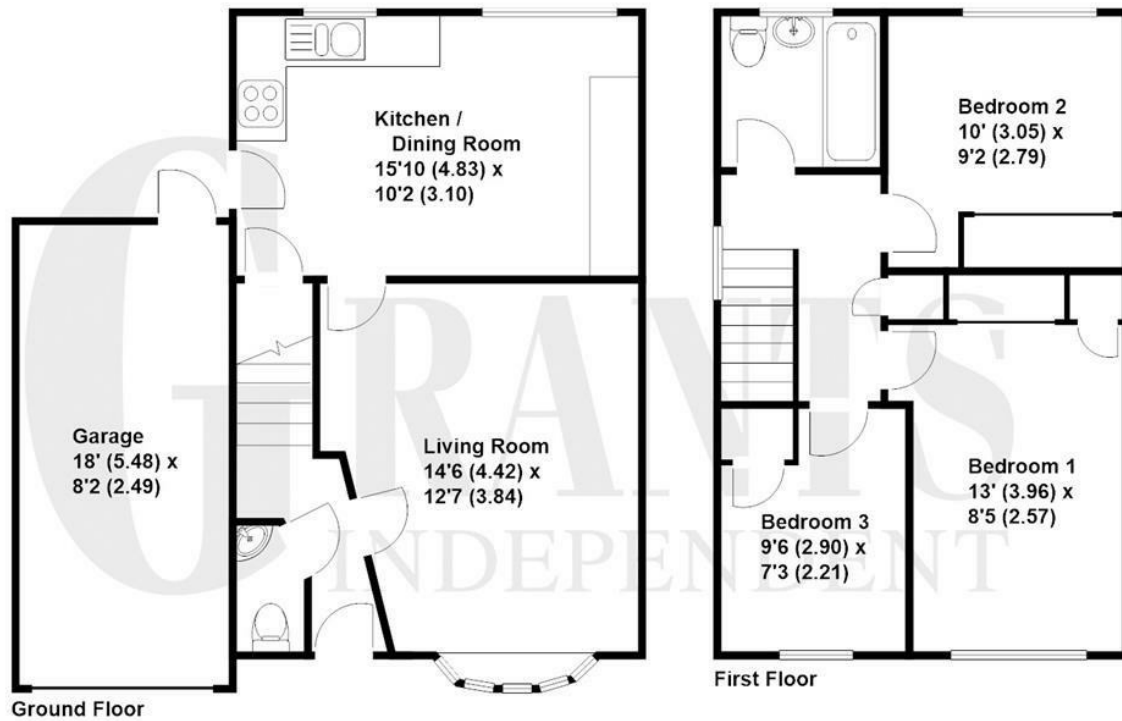
## Viewing Strictly by Appointment:

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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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