



# Rose Cottages Littleworth Lane

Partridge Green, RH13 8ER

**£500,000**

2 Rose Cottages has been beautifully yet sympathetically modernised in recent years, providing surprisingly spacious accommodation arranged over 3 floors. There is obvious scope for the eventual owner to further extend the property providing extra bedroom and living space, subject to obtaining the necessary consents. On the ground floor are 2 reception rooms, with the cosy sitting room being on the front of the house with fitted shelves and a character fireplace. Worthy of mention are the replacement sash windows which are high quality upvc providing a high level of authenticity. The dining room, which has a fitted cupboard has plenty of space for extended family dining. The kitchen is extremely well fitted with a range of contemporary cupboards and drawers with ample work tops. There is a gas hob for cooking with electric oven below and an inner hallway provides access to a utility room/cloakroom.

On the rear of the property is a very useful conservatory, providing a pleasant all year round area to sit and enjoy the pleasant aspect over the rear garden.

On the first floor is a good sized master bedroom with wardrobe cupboard and character fireplace and from the landing is a doorway to a superb walk-in wardrobe cupboard and dressing area. The bathroom/WC has a free standing bath and separate shower enclosure. On the second floor are 2 further bedrooms both of which have fitted shelves and one having fitted cupboards.

Externally there is a pleasant lawned garden to the rear enjoying a westerly aspect with garden shed and a feature decked area immediately to the rear of the house. The garden is planted with a number of perennial plants trees and ornamental bushes. The front of the house is a private driveway and pathway to the entrance.



- Much Improved Character Semi Detached Home
- 3 Bedrooms
- Contemporary Kitchen With Separate Utility/Cloaks
- First Floor Walk-In Dressing Room
- Private Off Road Parking
- Accommodation Arranged Over 3 Floors
- 2 Reception Rooms
- Useful Sun Room
- Lovely Good Sized Rear Garden
- Close To School & Facilities

