46 Lambourn Avenue, Stone Cross, BN24 5PQ

Freehold

£500,000

4 Bedroom 2 Reception 3 Bathroom

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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A superb four double bedroom detached family home occupying a generous corner plot in Stone Cross. All four bedrooms are genuine doubles and benefit from built in wardrobes, with the two larger bedrooms also enjoying their own en-suite facilities. The ground floor offers a spacious entrance hall, sitting room, ground floor WC and an impressive full width kitchen/diner across the rear, with a conservatory opening from the dining area onto the garden. Outside, the property benefits from an integral garage and double driveway, while the sunny enclosed rear garden features a patio seating area adjoining the house before extending mainly to lawn. Nicely presented throughout and offered chain free, this is an excellent family home with plenty of space both inside and out. Situated in the popular Stone Cross area, the property is conveniently located close to local schools and amenities, with excellent access to the A22 and A27.

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Main Features

- Four Double Bedroom Detached House
- Corner Plot
- Two En-Suite Shower Room/WC
- Integral Garage & Double Driveway
- Full Width Kitchen/Diner
- Conservatory
- Sunny Enclosed Rear Garden
- Family Bathroom & Ground Floor WC
- Built-In Wardrobes To All Bedrooms
- CHAIN FREE

Entrance
Double glazed door to -

Hallway
Radiator.

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap. Extractor fan. Radiator.

Bay Windowed Lounge
19'4 x 11'0 (5.89m x 3.35m)
2 Radiators. Double glazed bay window to front aspect. Doors to -

Dining Room
10'10 x 9'9 (3.30m x 2.97m)
Radiator. Double glazed doors to -

Double Glazed Conservatory
9'11 x 8'5 (3.02m x 2.57m)
uPVC/brick construction. Double glazed windows and doors to rear garden.

Fitted Kitchen/Breakfast Room
15'11 x 15'6 (4.85m x 4.72m)
Extensive range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob with extractor cooker hood above. Eye level double oven. Integrated dishwasher and washing machine. Plumbing and space for fridge/freezer. Radiator. Double glazed windows top side and rear aspects. Double glazed French doors to rear garden.

Stairs from Ground to First Floor Landing:
Loft access (not inspected). Airing cupboard.

Double Aspect Bedroom 1
11'7 x 11'0 (3.53m x 3.35m)
Radiator. Built-in wardrobe. Double glazed windows to front and side aspects. Door to -

En-Suite Shower Room/WC
Suite comprising large shower cubicle. Low level WC. Wash hand basin with mixer tap. Extractor fan. Heated towel rail. Frosted double glazed window.

Bedroom 2
11'8 x 8'10 (3.56m x 2.69m)
Radiator. Built-in wardrobe. Double glazed window to front aspect. Door to -

En-Suite Shower Room/WC
Suite comprising large shower cubicle. Low level WC. Wash hand basin with mixer tap. Extractor fan. Heated towel rail. Shaver point. Frosted double glazed window.

Double Aspect Bedroom 3
11'1 x 8'4 (3.38m x 2.54m)
Radiator. Built-in wardrobe. Double glazed windows to side & rear aspects.

Bedroom 4
8'7 x 7'8 (2.62m x 2.34m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC with concealed cistern. Wash hand basin set in vanity unit with mixer tap and cupboard under. Extractor fan. Shaver point. Heated towel rail. Frosted double glazed window.

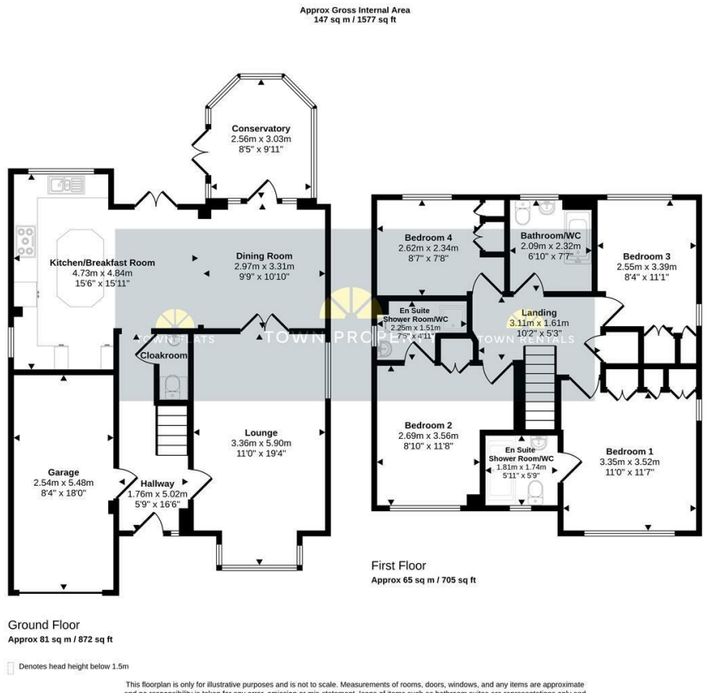
Outside
Rear Garden: Predominantly laid to lawn with patio seating area adjoining the house and walled boundaries.

Front Garden: Lawned with mature shrubbery and rose bush.

Parking
Double driveway leading to integral GARAGE with up & over door, power, light and boiler.

EPC = C

COUNCIL TAX BAND = E



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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