laurence tremayne

Superior homes



85 Byfield Road, WOODFORD HALSE Asking Price £299,950

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more than just selling superior houses

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Located in the POPULAR VILLAGE OF WOODFORD HALSE is this EXTENDED THREE BEDROOM DETACHED PROPERTY. Benefitting from an 18' KITCHEN the remainder of the accommodation comprises, a good size lounge, dining room and DOWNSTAIRS WC to the ground floor with three bedrooms and bathroom to the first floor. Outside there is AMPLE OFF ROAD PARKING. a single GARAGE and front and rear gardens. The property also has Upvc double glazing throughout and gas to radiator heating. EPC - D

Entered Via
Upvc double glazed door into entrance hall.

Entrance hall
Stairs rising to first floor, single panel radiator, smoke alarm, white panel doors to WC and lounge.

WC
Fitted with a low level WC and wall mounted wash hand basin, double panel radiator, Upvc double glazed window to front aspect.

Lounge
13'7" x 13'2" (4.14m x 4.01m) A bright and good size room with Upvc double glazed window to front aspect, double panel radiator, stone built fire place with stone hearth and wooden mantle, open through to dining room.

Dining Room
10'6" x 7' (3.2m x 2.13m) Upvc double glazed double doors to patio area of rear garden, double panel radiator, white panel door into kitchen.

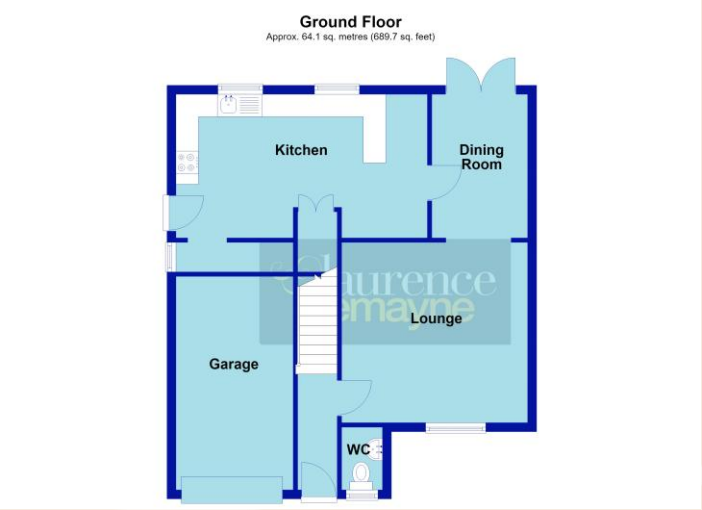
Kitchen
18'4" (5.6) x 10'6" (3.2) (max dimension) An extended kitchen fitted with a range of eye and base level units with roll edged worksurface over, ceramic one and half bowl sink unit and drainer with mixer tap over, built in electric oven and gas hob, space and plumbing for dishwasher, space for tumble dryer, space for upright fridge freezer, good size storage cupboard, doorway to small utility area where there is space and plumbing for a washing machine and coat hanging space, two Upvc double glazed windows to rear aspect, Upvc double glazed door to side aspect.

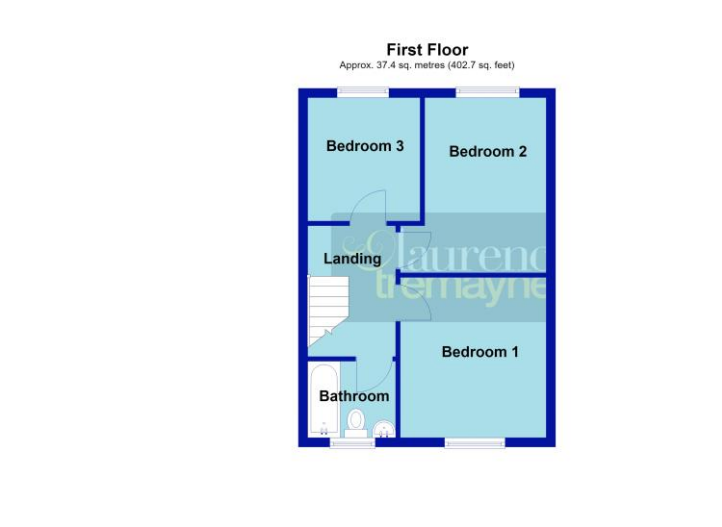
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First Floor Landing
Upvc double glazed window to side aspect, double panel radiator, access to loft space, airing cupboard housing gas central heating boiler and linen shelving, door to bedrooms and bathroom.

Bedroom One
10'4" x 10'2" (3.15m x 3.1m) Upvc double glazed window to front aspect, built in wardrobes, double panel radiator.

Bedroom Two
11'5" x 8'9" (3.48m x 2.67m) Upvc double glazed window to rear aspect, double panel radiator.

Bedroom Three
8'5" x 7'11" (2.57m x 2.41m) Upvc double glazed window to rear aspect, double panel radiator.

Bathroom
6'4" x 5'5" (1.93m x 1.65m) Fitted with a white three piece suite comprising panel bath with shower over and full height tiling around, pedestal wash hand basin and low level WC, double panel radiator, Upvc double glazed window to front aspect.





Outside

Front
A block paved driveway allows ample off road parking and leads to a single garage. The remainder of the front is laid to stone with a range of plants and shrubs planted throughout. Gated access to rear.

Rear
The rear garden is accessed via the double doors from dining room or the side door from kitchen. A good size paved patio area sits adjacent to the property and is retained by a low level brick wall. A step down leads to the remainder of the garden which is mainly laid to lawn with borders well stocked with plants and shrubs. There is a garden shed and covered storage area to one side of the property. All enclosed by timber fencing and brick walling.

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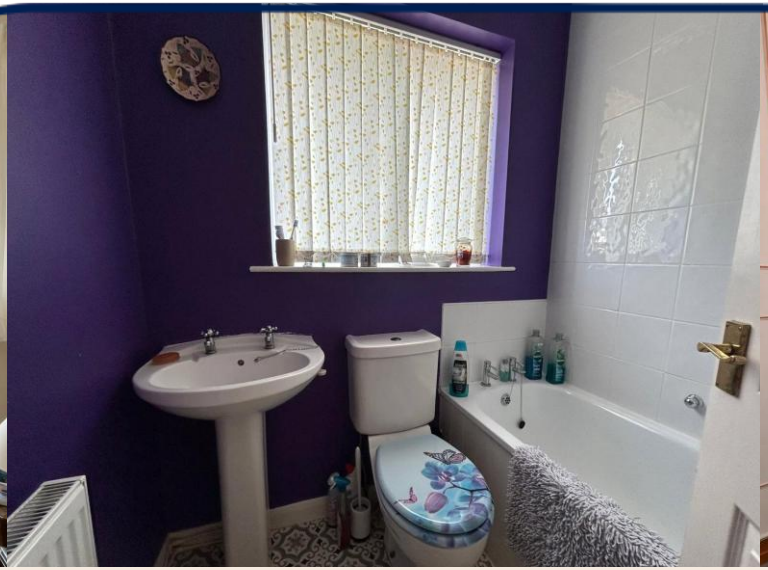
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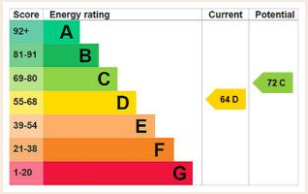
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Viewing strictly by appointment with the agent

AGENTS DISCLAIMER
Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.
MORTGAGE ADVICE
Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request. "YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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2 floorplans available on our **Website**

15 photos available on our **Website**