





£450,000

Situated in the popular location of Two Mile Ash, this extended four bedroom semi-detached home offers flexible accommodation with many benefits including two reception rooms, kitchen, utility room, study, en-suite to main, family bathroom, additional downstairs shower room, garden and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Door to kitchen, door to lounge, stairs rising to first floor.

LOUNGE

Double glazed windows to front and rear aspects. Two radiators, door to second reception.

SECOND RECEPTION

Glazed door to garden. Radiator, log burner.

KITCHEN

Double glazed window to front aspect. Radiator, a range of eye level and base level units, hob with extractor hood, built in oven, built in microwave, space for American fridge freezer, drainer sink with mixer tap, door to storage cupboard, integrated dishwasher, work surface areas, breakfast bar, door to utility room

UTILITY ROOM

Double glazed window to front and side aspects. Door to drive, door to garden, door to shower room, stairs rising to study, space for washing machine, space for tumble dryer.

SHOWER ROOM

Double glazed frosted window to rear aspect. Low level w.c, fully tiled shower cubicle, hand wash basin with mixer tap attachment, heated towel rail.

STUDY

Double glazed windows to front and side aspects. Radiator, storage cupboard housing combi boiler.

LANDING

Door to bedrooms, door to bathroom, door to loft room. Access to partly boarded loft space.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, built in wardrobes with rails and shelving, door to en-suite.

EN-SUITE

Double glazed frosted window to rear aspect. Low level w.c, vanity hand wash basin with mixer tap attachment, extractor fan, fully tiled, fully tiled shower cubicle.

BEDROOM TWO

Double glazed window to front aspect. Radiator, built in wardrobes with rails and shelving.

BEDROOM THREE

Double glazed window to front aspect. Radiator, built in wardrobes with rails and shelving.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to side aspect. Low level w.c, sink with mixer tap attachment, free standing bath, heated towel rail.

OUTSIDE

PARKING

Driveway parking

FRONT GARDEN

Pathway to front door, shingled area, EV charger

REAR GARDEN

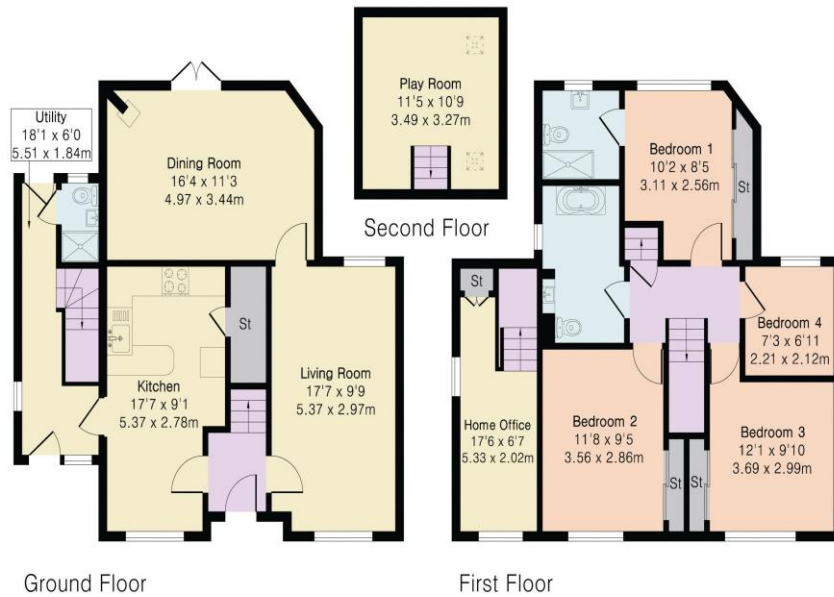
Part patio, part laid to lawn, outside light, outside tap, shed to remain, outbuilding, surrounded by panel fencing.

Approximate Gross Internal Area 1529 sq ft - 142 sq m

Ground Floor Area 699 sq ft – 65 sq m

First Floor Area 707 sq ft – 66 sq m

Second Floor Area 123 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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