





**£260,000**

A three bedroom staggered terrace family home in a walkway position on the popular Elmhurst development. The property boasts a large lounge/diner, kitchen, downstairs cloakroom, three double bedrooms, family bathroom, gardens to the front and rear and garage and parking directly to the rear. Local shops and schools are within walking distance and the Alfred Rose Park is nearby. The town centre is a short stroll with the Mainline station connecting to Marlybone London in 55 minutes .

# Property Description

## ENTRANCE

Storm porch, double glazed front door opens to:

## ENTRANCE HALL

Radiator, door to airing cupboard housing floor standing boiler.

## CLOAKROOM

Low level wc, wash hand basin, radiator.

## LOUNGE/DINER *12' 0" x 20' 7" (3.65m x 6.27m)*

Dual aspect room, two radiators, coving to ceiling.

## KITCHEN *11' 2" x 10' 5" (3.40m x 3.17m)*

Range of storage cupboards at base and eye level, single drainer stainless steel sink unit, plumbing for washing machine, radiator, twin glazed doors to rear lobby.

## REAR LOBBY/UTILITY *8' 6" x 8' 4" (2.59m x 2.54m)*

Door to storage cupboard, glazed door to the rear garden.

## LANDING

Open tread staircase to the landing, access to loft space.

## BEDROOM ONE *12' 11" x 9' 11" (3.93m x 3.02m)*

Aspect to the front, radiator, built in wardrobes.

## BEDROOM TWO *12' 9" x 7' 10" (3.88m x 2.39m)*

Aspect to the front, radiator.

## BEDROOM THREE *9' 2" x 9' 11" (2.79m x 3.02m)*

Aspect to the rear, radiator.

## BATHROOM

White suite comprising panelled bath with mixer tap, shower and screen, wc and wash hand basin in vanity unit, radiator.

## OUTSIDE

### GARAGE

Detached garage, hardstanding area.

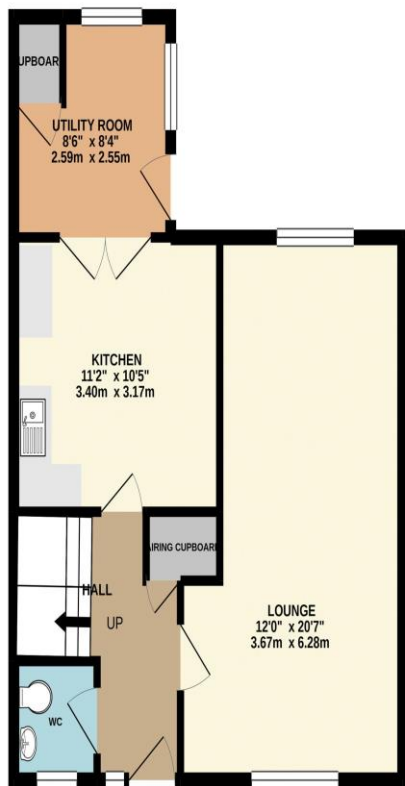
### FRONT GARDEN

Laid to lawn.

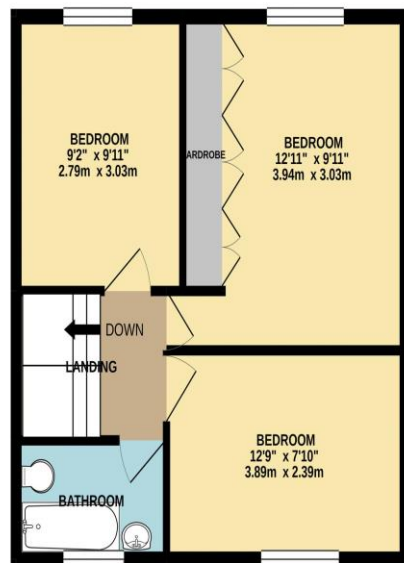
### REAR GARDEN

Laid to lawn, gated access.

GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.

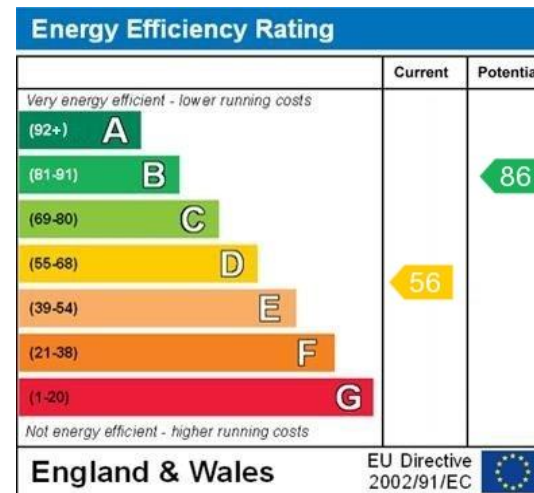


TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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