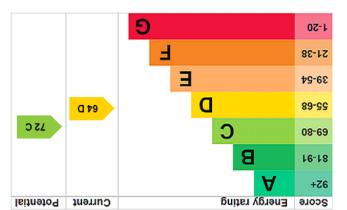
statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as

TOTAL FLOOR AREA: 150.1 m.pe 1.036; "A3AA 900.14 JATOT." Made with Metropix ©2023

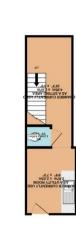


























OFFERS IN EXCESS OF £430,000

An exceptional four-bedroom period home offering a superb blend of character, style and modern living across four beautifully arranged floors. Finished to an impressive standard throughout, this elegant Edwardian property retains a wealth of original features while incorporating high-quality contemporary fittings, creating a truly special family home.

The accommodation begins with an entrance porch leading into an inviting hallway, complete with a striking tiled floor. To the front sits a bay-fronted living room featuring an inset living flame fire and internal bi-fold doors that open into the stunning open plan dining kitchen. This superb space combines modern units, complementary work surfaces, a breakfast bar and eye-catching tiled splashbacks, while the dining area enjoys a further bay window and a charming wood-burning stove. Solid parquet flooring runs throughout, enhancing the character and flow of the space.

Stairs from the hallway lead down to the basement level, which offers a useful utility area and further storage.

The first floor reveals three well-proportioned bedrooms along with a stylish contemporary bathroom. A further turning staircase leads to the second floor, where a generous fourth bedroom with Velux windows provides an attractive and private top-floor retreat.

The property features numerous period touches, including ceiling coving, picture rails, original doors and cast-iron radiators, all complemented by modern double glazing and gas central heating.

Externally, the home enjoys a block-paved driveway to the front, while to the rear is a low-maintenance garden with a flagged patio ideal for alfresco dining and raised sleeper borders providing a smart and attractive finish.

Beautifully presented, rich in character and offering excellent space across four floors, this stunning period property represents a rare opportunity for buyers seeking a high-quality family home in a convenient and well-connected location.

1616 gross sq ft Tax Band: C Leasehold "An exceptional fourbedroom Edwardian home combining period elegance with modern family living."









