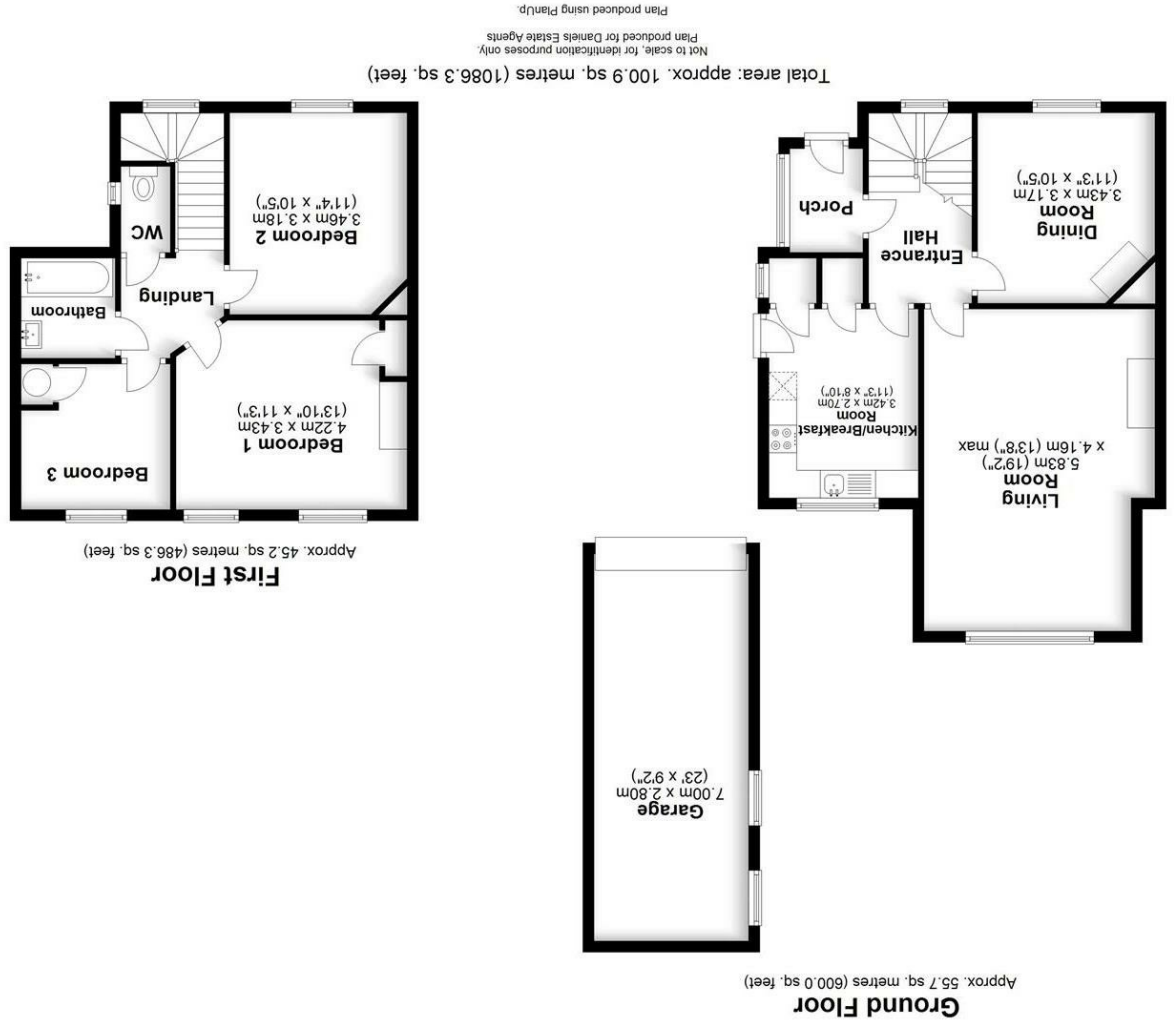


England & Wales		EU Directive 2002/91/EC
	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	Not environmentally friendly - higher CO ₂ emissions
Potential	Current	

Environmental Impact (CO₂) Rating

England & Wales		EU Directive 2002/91/EC
	(92 plus) A	Very energy efficient - lower running costs
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	Not energy efficient - higher running costs
Potential	Current	

Energy Efficiency Rating





A chain free three bedroom semi-detached house within catchment for OFSTED rated outstanding Beaumont secondary school and Oakwood primary. This spacious family home occupies a south facing plot with 80 plus feet of private rear garden offering huge scope for extension subject to planning. The property also includes off street parking to the front and a detached garage to the rear.

Entrance Porch

A part glazed front door. Double glazed window to side. Tiled flooring. Additional hard wood front door to:-

Hallway

Stairs to first floor. Under stair storage cupboard. Radiator. Doors to:-

Dining Room

Double glazed window to front. Coved ceiling. Fire place. Radiator.

Living Room

Double glazed window to rear. Coved ceiling. Gas feature fire place. Radiator.

Kitchen

Double glazed window to rear and door to side. A range of base mounted units with roll top work surfaces over. Inset sink with tiled splash backs. Space for gas cooker. Plumbing and space for washing machine and fridge/freezer. Floor mounted Potterton gas boiler. Two built-in larder cupboards. Tiled flooring.

Landing

Access to loft storage space. Doors to:-

Master Bedroom

Double glazed bedroom to rear. Coved ceiling. Built-in cupboard. Radiator.

Bedroom Two

Double glazed window to front. Coved ceiling. Radiator.

Bedroom Three

Double glazed window to rear. Coved ceiling. Airing cupboard housing hot water cylinder. Radiator.

Bathroom

Double glazed window to side. A fully tile suite comprising: Bath with mixer tap and shower. Pedestal wash hand basin.

WC

Double glazed window to side. Low level WC. Radiator.

Front

Retaining brick wall with railings to front boundary. Driveway with parking for two cars. Attractive front garden.

Garage

A good size garage located to rear of the property with power and light and double doors to the front.

Garden

A mature south facing private rear garden approximately 80 feet in length mainly laid to lawn with fencing to all boundaries. Patio area to side and rear. Outside tap. Side gate.

