



Offers In Excess Of
£400,000
Freehold

- Extended End of Terrace Family Home
- Front and Rear Gardens
- Thomas A Becket Catchment Area
- Freehold
- Four Bedrooms
- Garage and Off Road Parking
- EPC Rating - D (58)
- Council Tax Band - D

Robert Luff and Co are delighted to offer to the market this well presented extended end of terrace family home, situated in the heart of Tarring, close to local shopping facilities, Thomas A Becket catchment area, parks, bus routes and mainline station. Accommodation offers entrance hall, spacious lounge/dining room, study area, kitchen, four bedrooms and family bathroom. Other benefits include parking space, garage, front and low maintenance rear garden

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Accommodation

Entrance Hall

Frosted double-glazed door to hall. Study area. Radiator. Double-glazed window to front. Door leading to integral garage. Door leading to:

Inner Hallway

Radiator.

Ground Floor Cloakroom

Low level flush WC. Wash hand basin. Extractor fan.

Kitchen 12'7 x 11'1 (3.84m x 3.38m)

A wide range of matching white wall and base units. Wood effect worktop incorporating a twin bowl stainless sink unit with mixer tap. Rangemaster cooker with gas hob. Space and plumbing for washing machine. Space for fridge/freezer. Metro brick tile splash back. Down lights. Double-glazed window to front.

Lounge/Dining room 26'1 x 14'5 (7.95m x 4.39m)

Laid wood effect floor. Two radiators. Service hatch to kitchen. Feature fireplace with driftwood mantle and fitted solid wood burner. Dimmer switch. Two double-glazed windows. Double-glazed door leading to garden.

First Floor Landing

Stairs leading to first floor.

Bedroom One 16'11 x 9'2 (5.16m x 2.79m)

Dual aspect double-glazed window. Radiator. TV point. Cupboard with hanging space.

Bedroom Two 14'4 x 10'2 (4.37m x 3.10m)

Double-glazed window. Loft hatch. Radiator.

Bedroom Three 12'2 x 9'6 (3.71m x 2.90m)

Double-glazed window. Radiator. Cupboard with hanging space and shelves.

Bedroom Four 12'6 x 8'6 (3.81m x 2.59m)

Double-glazed window. Radiator. Cupboard with hanging space and shelves.

Bathroom

Panel enclosed bath with mixer tap, shower attachment with rainfall head. Wash hand basin set into vanity unit. Low level flush WC. Heated towel rail. Fully tiled walls and floor. Frosted double-glazed window. Down lights.

Outside

Rear Garden

Low maintenance rear garden, laid to lawn. Patio area. Outside tap. Double gates through to garage and parking area.

Front Garden

Car hard standing area. Lawn area. Flower and shrub border.

Garage

Up and over door. Wall mount Worcester boiler. Power and light. Door into hall. Electric consumer unit.



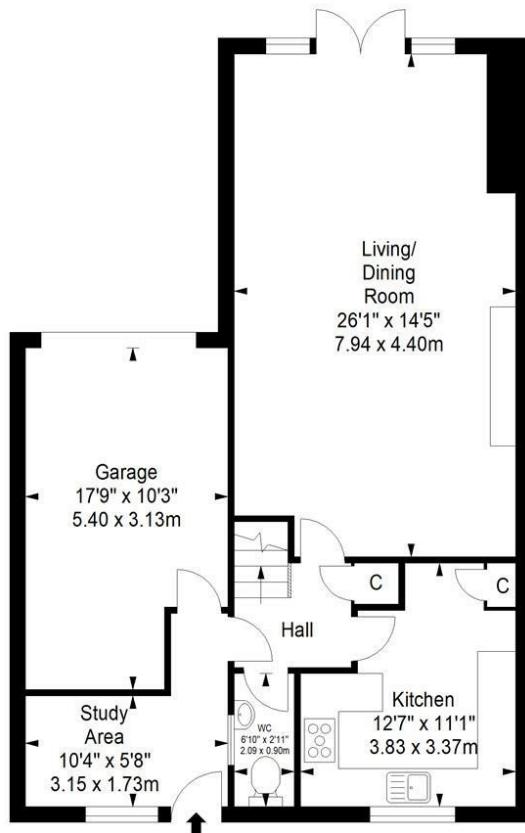
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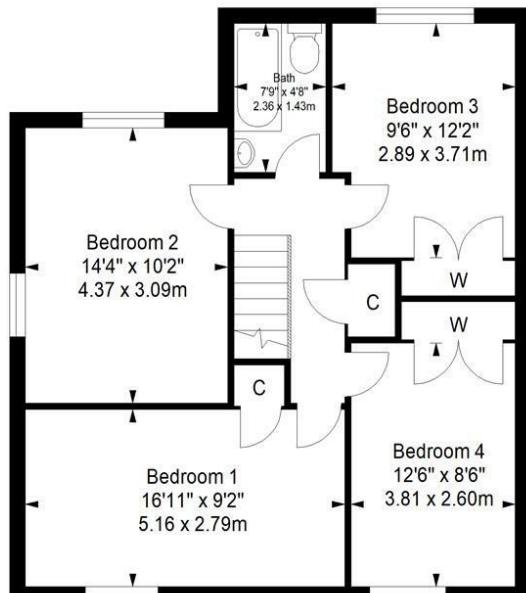
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Floorplan

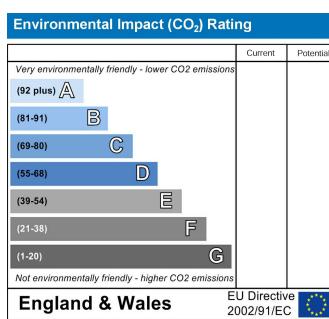
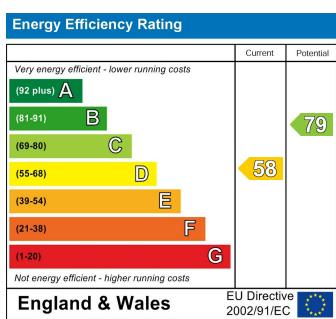
Ground Floor



First Floor



Approximate gross internal floor area 140.4 sq m/ 1511.3 sq ft



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