



Welcome to Steeple Gardens, where you will find this exquisite three-bedroom semi-detached house, newly available on the market with Bradshaws. Nestled within an exclusive and private development, this property is situated in a highly sought-after village, renowned for its excellent schools and convenient access to the mainline train station, which offers fast and frequent services to London.

With parking available for two vehicles, this home is not only stylish but also practical. Do not miss the opportunity to make this stunning property your own in a location that truly offers the best of village life with easy access to the city.



Spanning an impressive 1,001 square feet, this home boasts a high specification finish throughout. The ground floor features an inviting open plan kitchen and dining area, perfect for entertaining, alongside a separate living room that enjoys a pleasant rear aspect. A convenient downstairs WC adds to the practicality of the layout.

As you rise to the first floor, you will discover three generously sized double bedrooms, each equipped with bespoke fitted wardrobes. The master bedroom benefits from an ensuite bathroom, while a well-appointed family bathroom serves the remaining bedrooms.

Additional highlights of this remarkable property include triple glazed windows and doors, ensuring energy efficiency and comfort, as well as underfloor heating that adds a touch of luxury to your living experience. Furthermore, there is significant potential to convert the roof space, subject to the necessary consent, which could provide additional living or bedroom space to suit your needs.

**Entrance Hall**

Providing access to all ground floor accommodation with triple glazed door to the front aspect. Engineered wood flooring. Under floor heating. Inset ceiling spotlights.

**Cloakroom**

Fitted to comprise a close coupled w/c and pedestal hand wash basin. Tiled floor with under floor heating. Triple glazed window to the front aspect. Inset ceiling spotlights. Extractor.

**Kitchen/Dining Room**

14'11" x 10'5" (4.55m x 3.18m)

A good sized space that provides the perfect setting to relax, entertain and enjoy.



**Kitchen Area**

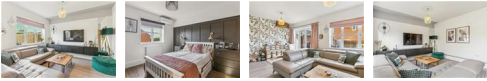
Tastefully fitted to comprise a range of eye, drawer and base level units with granite work-surface over incorporating a single bowl sink unit. Integrated oven, gas hob (with extractor hood over), washing machine, fridge / freezer and dishwasher. Tiled floor with under floor heating. Television point. Triple glazed window to the front aspect. Underfloor heating thermostat control.



**Living Room**

18'2" x 10'10" (5.54m x 3.30m)

A large rear aspect room with triple glazed window to the rear aspect and double glazed french doors to the rear aspect. Television point. Engineered wood flooring with under floor heating. Under stairs storage cupboard. Underfloor heating thermostat control.



**Landing**

Providing access to all first floor accommodation with a triple glazed window to the side aspect. Large hatch to loft space with ladder (note: the loft does offer potential for conversion to provide more bedroom space, and the vendor has informed us the loft joists have been fitted to floor joist specification). Fitted carpet. Inset ceiling spotlights. Two storage cupboards.

**Bedroom One**

12'4" x 10'8" (3.76m x 3.25m)

Triple glazed window to the rear aspect. Radiator. Fitted carpet. Bespoke fitted wardrobes with inset television point.



**En Suite**

Fitted to comprise a close coupled w/c, pedestal wash hand basin. Shower enclosure with shower over. Fully tiled walls and floor. Inset ceiling spotlights. Heated towel rail.



**Bedroom Two**

10'8" x 10'1" (3.25m x 3.07m)

Triple glazed window to the front aspect. Radiator. Fitted carpet. Television point. Bespoke fitted wardrobes.



### Bedroom Three

Triple glazed window to the rear aspect. Radiator. Fitted carpet. Television point. Bespoke fitted wardrobes.



These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

### Family Bathroom

Fitted to comprise a close coupled w/c, pedestal wash hand basin and panelled bath with shower over. Fully tiled walls and floor. Triple glazed window to the front aspect. Heated towel rail.



### To The Front

Off road parking for two cars. EV charging point.



### Rear Garden

A good sized enclosed rear garden laid mainly to lawn with a boundary fencing and gated pedestrian access to the side Outside tap. A recently laid large patio area.



### NB

Services and appliances have not been tested.

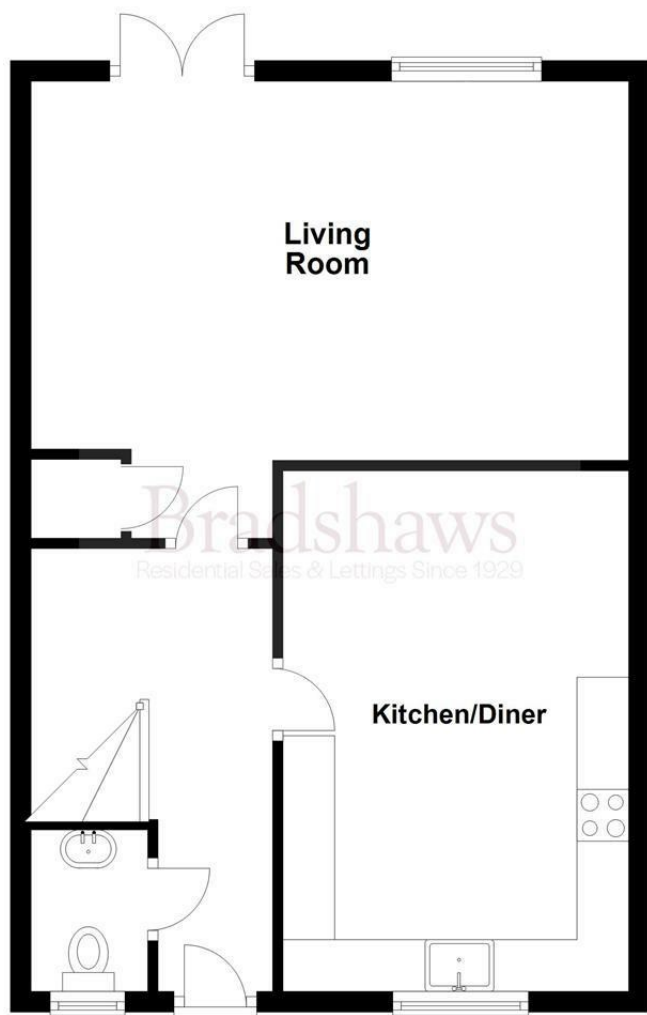
### Viewing

By appointment through Bradshaws.

As this is a private Road , there is a monthly service charge of £60 pcm which is split equally between the 10 properties to maintain the upkeep of the development.

### Disclaimer

## Ground Floor



## First Floor

