



- Three bedroom detached bungalow.
- Quiet Ellar Gardens location.
- Large living/dining room.
- Master bedroom with ensuite.
- Potential to modernise.
- Large driveway and garage.
- Easy to maintain gardens.
- Chain free.



This property looks appealing from the outside and you can see that the neighbours look after their homes and gardens also. The double garage and driveway are to the right.

Entering the property to the front via a handy rain porch, inside is a hallway. The bungalow is thoughtfully arranged with the three bedrooms and bathroom to the left-hand side of the house so that the living/dining room and kitchen are grouped to the right-hand side of the property, overlooking the pleasant gardens.

The lounge/dining is a fabulous size with patio doors to the rear garden. When downsizing sometimes rooms feel too small to comfortably accommodate furniture, but in this lounge, there is certainly no shortage of space.

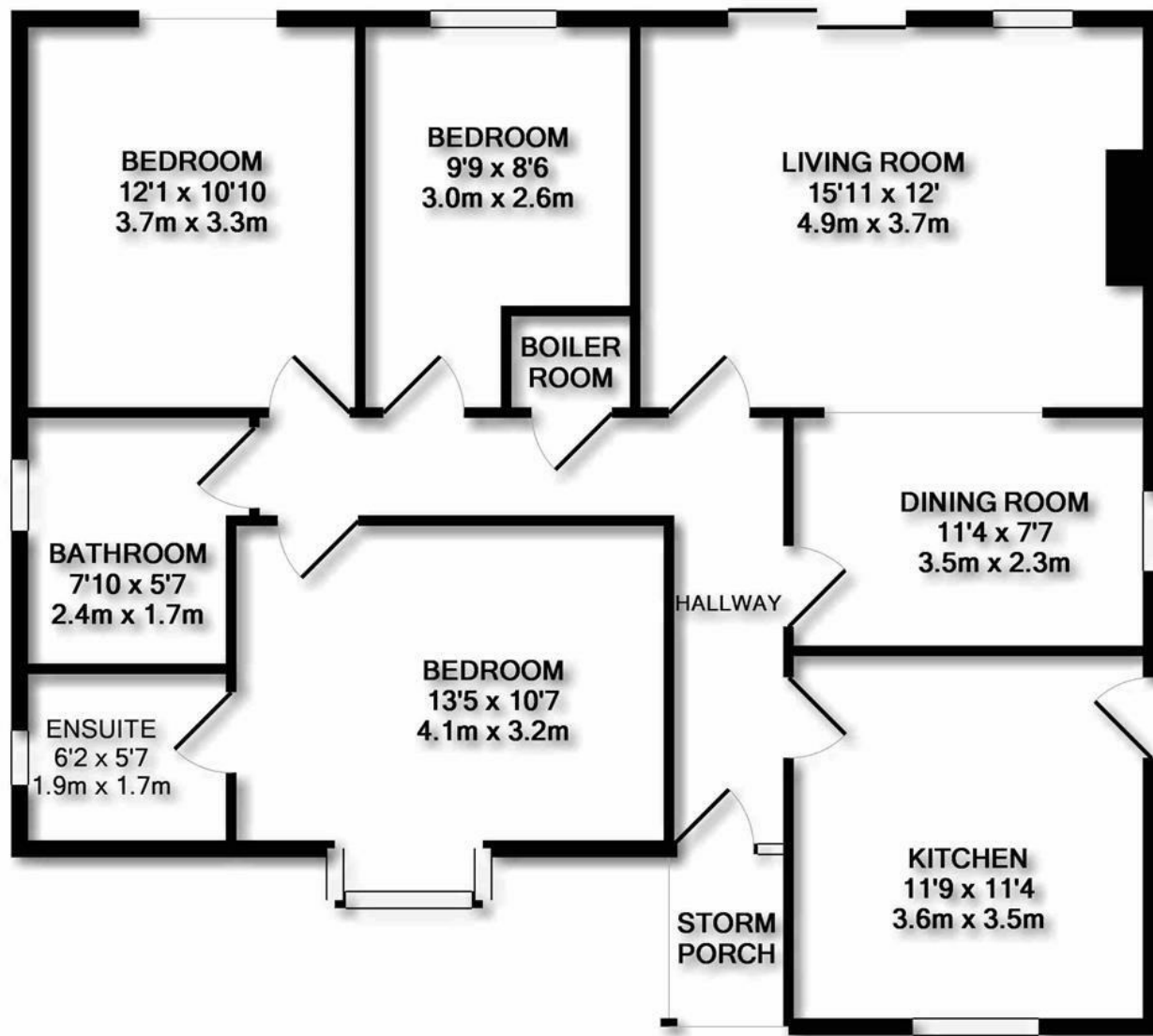
The kitchen is adjacent, to the front of the property, The wider than average galley style kitchen currently has space/plumbing for freestanding appliances, with a swift re-fit and the installation of a kitchen of your choice, this will become a superb space.

There are two double bedrooms, the master with ensuite shower room, and the third a really good single, perfect as a home office with bed-settee for those occasions when grandchildren come to stay.

The bathroom is conveniently placed at the end of the hallway and is a good size, fitted with a white bath suite, it is perfectly functional but with the installation of a contemporary suite, it would become boutique bathroom bliss!

There are so many practical points to this super bungalow. To the exterior of the property, there are gardens to front and rear, they are a lovely size, well planted and maintained, but not too huge to manage- the perfect place to potter or enjoy a cup of tea on the patio on a warm summer's day.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



