



41 Tithe Farm Close, Langford, SG18 9NE

£435,000

A TRULY stunning three bedroom, detached home located in a highly desirable close within the popular village of Langford. The property boasts a large lounge, modern 15ft kitchen/diner, cloakroom, master bedroom with en-suite, two further bedrooms and a family bathroom. Outside there is a large rear garden, garage with useful office space at the rear. Being sold with no upward chain.

Entrance Porch

uPVC double glazed door to front, radiator, stairs leading to first floor, tiled floor.

Cloakroom



White suite comprising of low level w.c, wash hand basin, radiator, uPVC double glazed window to front.

Living Room 14'7" x 12'6" (4.45 x 3.82)



uPVC double glazed bay window to front, two radiators, double opening door to kitchen/diner.

Kitchen/Diner 15'7" x 10'9" (4.76 x 3.29)



Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven and hob, wall

mounted gas boiler, tiled floor, large under stairs storage cupboard, French doors to garden, uPVC double glazed windows to side and rear, independent door to garden.

Landing

uPVC double glazed window to side, fitted cupboard.

Bedroom One 10'2" x 9'10" (3.11 x 3.02)



uPVC double glazed window to rear, radiator, recessed sliding door wardrobe, door to:-

En-suite



White suite comprising of fully tiled shower cubicle, low level w.c, wash hand basin in vanity unit, tiled splashback, tiled floor, radiator, uPVC double glazed window to side.

Bedroom Two 10'2" x 7'9" (3.1 x 2.38)

uPVC double glazed window to front, radiator.

Bedroom Three 7'8" x 6'11" (2.36 x 2.12)

uPVC double glazed window to front, radiator, fitted cupboard.

Bathroom



White suite comprising of panelled bath with mixer tap, wall mounted shower, part tiled walls, low level w.c, pedestal wash hand basin, radiator, tiled floor, uPVC double glazed window to rear.

Front Garden

Driveway leading to garage, landscaped areas with path leading to front door and gated access to rear.

Garage 10'10" x 9'4" (3.31 x 2.85)

Up and over door, power and light, personal door to office.

Office 9'3" x 6'8" (2.83 x 2.05)

uPVC double glazed window to garden, uPVC double glazed door to garden, wall mounted electric heater.

Rear Garden



A good sized fully enclosed garden laid mainly to lawn with large block paved patio, flower bed borders, gated access to front.

Floor Plan



TOTAL FLOOR AREA : 863 sq.ft. (80.1 sq.m.) approx.

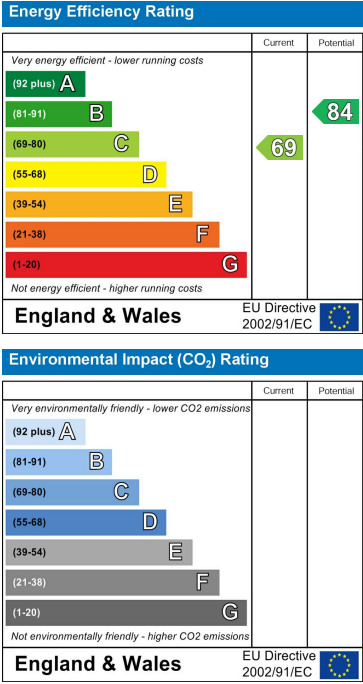
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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