



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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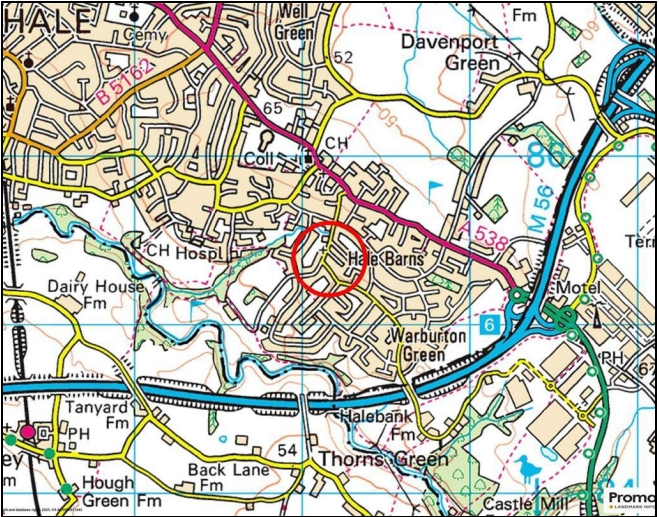
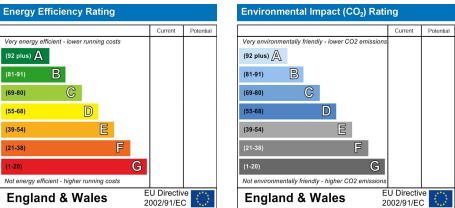


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A SUPERB, UPDATED, EXTENDED AND IMPROVED DETACHED FAMILY HOME IN A POPULAR LOCATION CLOSE TO ELMRIDGE SCHOOL AND HALE BARNES CENTRE. 2366SQFT

Porch. Hall. Study/ Lounge. Family Room. 400sqft Live In Dining Kitchen. Utility. GFWC. Four Bedrooms. Two Bath/Shower Rooms. Loft Room. Driveway. Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A wonderful, traditional Detached family home which has been extended and improved to provide fantastic family accommodation arranged over Two Floors, plus a really useful Loft Room and is located at the lower end of Chapel Lane close to Hale Barns Tennis Club and as such, within walking distance of Hale Barns Village Centre with Asda Supermarket and Costa Coffee, Elmridge Primary School, St Ambrose College, the Synagogues at Wicker Lane and Shay Lane in addition to Holy Angels Roman Catholic Church and All Saints Church.

The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

The property is stylishly presented throughout with excellent specification fixtures and fittings and in particular features a most magnificent 400 square foot Open Plan Live In Dining Kitchen with fully opening folding doors giving access to and enjoying aspects of the Gardens.

The Family Living space extends to just under 2400 square feet including the Loft Room and provides to the Ground Floor Two Reception Rooms and a fitted Study, in addition to the 600 square foot Open Plan Live In Dining Kitchen.

To the First Floor are Four Bedrooms, all with fitted furniture, the Fourth Bedroom currently utilised as a Dressing Room. The Bedrooms are served by Two stylishly appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom. In addition, a pull down ladder gives access to a substantial Loft Room which is a genuinely useable as an extension to the living space with under eaves storage off.

Externally, the property has a block paved Driveway providing extensive off street parking. The front Garden has a neatly tended area of lawn enclosed within mature hedging providing screening from the road.

The rear Garden has an outdoor sitting and patio areas. Beyond, the Garden is laid to lawn with maturely stocked borders and good screening. Garden Shed.

This lovely outside space completes a first class family home in a great location.

Comprising:

Entrance Porch. Hall with Cloak Room off, staircase to the First Floor and parquet flooring.

Lounge with window to the front and rear and French doors leading to the Garden, a side inglenook and fireplace feature made from Cornish slate, flanked by two further windows. Wood finish flooring.

Family Room positioned to the front is ideal for day to day informal living.

A useful Study, fully fitted with custom built desk and storage.

400 square foot Open Plan Live In Dining Kitchen is truly the heart of the household with two sets of folding doors giving access to and enjoying aspects of the gardens and an Atrium style skylight window. There is tiled flooring throughout.

The Kitchen Area is fitted with an extensive range of custom built, wood, laminate-finish units arranged around a central island unit with integrated freestanding appliances including oven, gas hob, extractor fan, dishwasher, freestanding fridge and freezer units.

Inner Hall and Utility Room.

First Floor Landing with parquet flooring and a window overlooking the rear garden.

Principal Bedroom One with built in wardrobes, a rear garden view and served by the stylishly appointed En Suite Shower Room.

Bedroom Two, positioned to the front with custom built in wardrobes.

Bedroom Three. Also positioned to the front with custom built wardrobes.

Bedroom Four is currently utilised as a Dressing Room serving the Principal Bedroom but could be easily returned to a

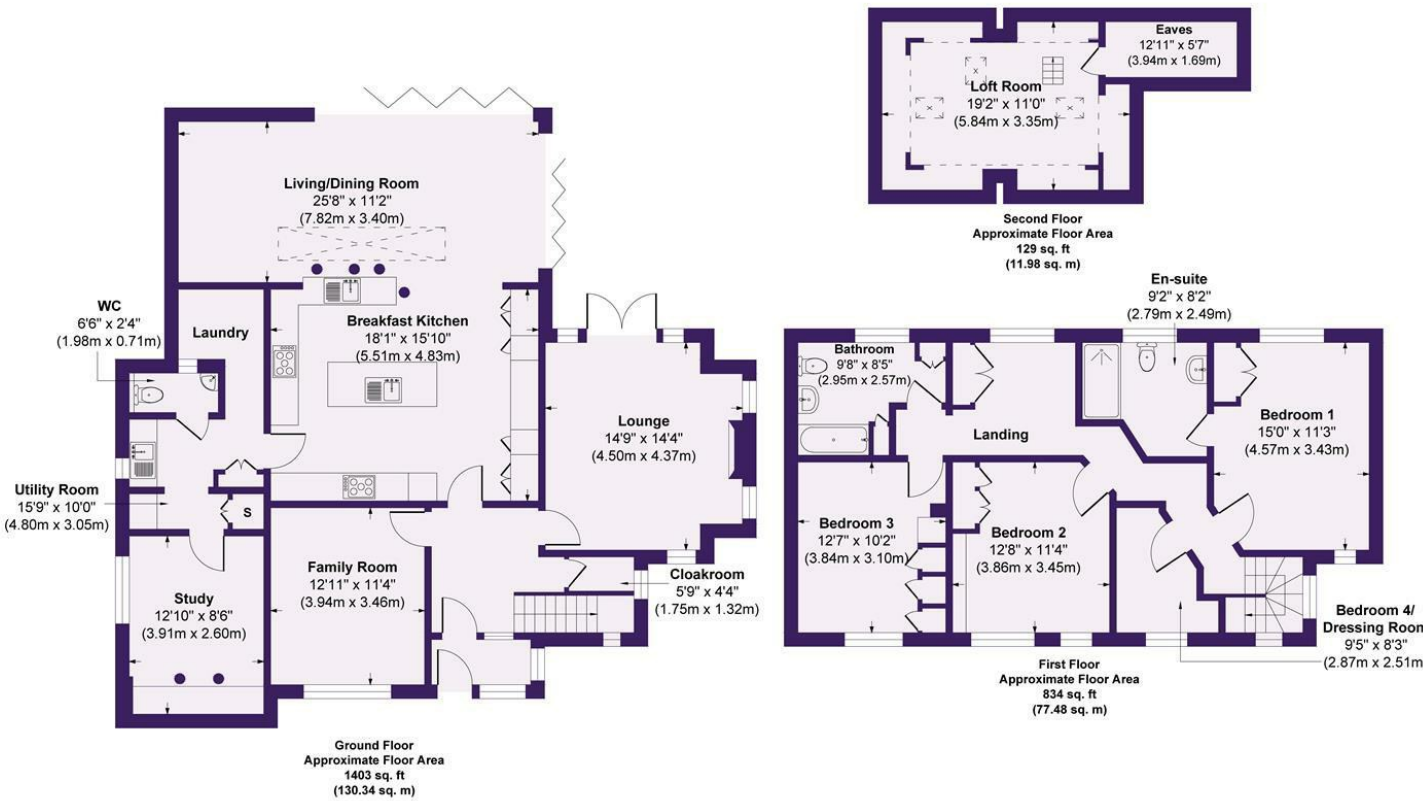
Fourth Bedroom should the incoming purchaser require. Window to the front.

The Bedrooms are further served by the spacious and stylishly appointed Family Bathroom.

The Loft Room as previously described, is accessed off the Landing via a pull down ladder and positioned under the eaves of the property with attractive sloping ceilings with inset, Velux skylight windows. The owners have used this room as a playroom and teenagers' den throughout their time in the property, and it serves as a fully functioning additional living space.

A smartly styled Detached family home in a great location.

- Freehold
- Council Tax Band G



Approx. Gross Internal Area 2366 sq. ft / 219.80 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.