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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS

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£995,000





National Association of Estate Agents



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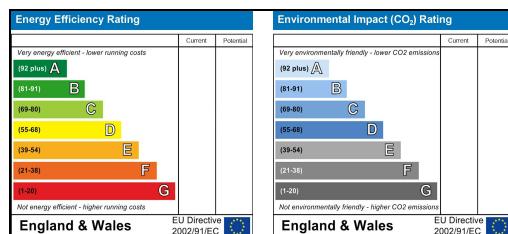
INDEPENDENT ESTATE AGENTS



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## energy efficiency

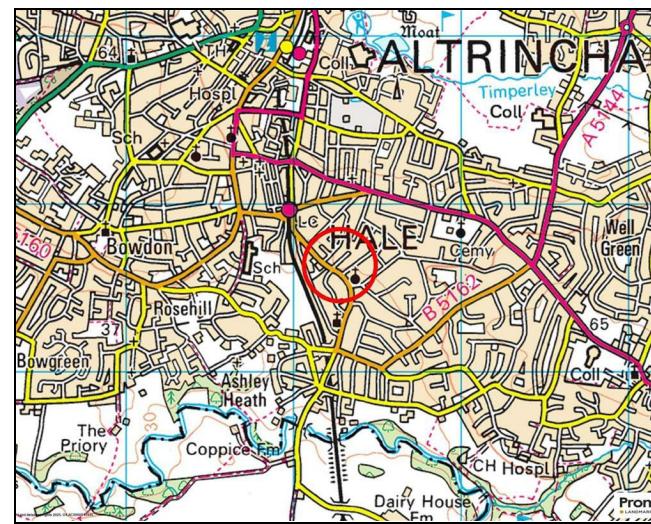
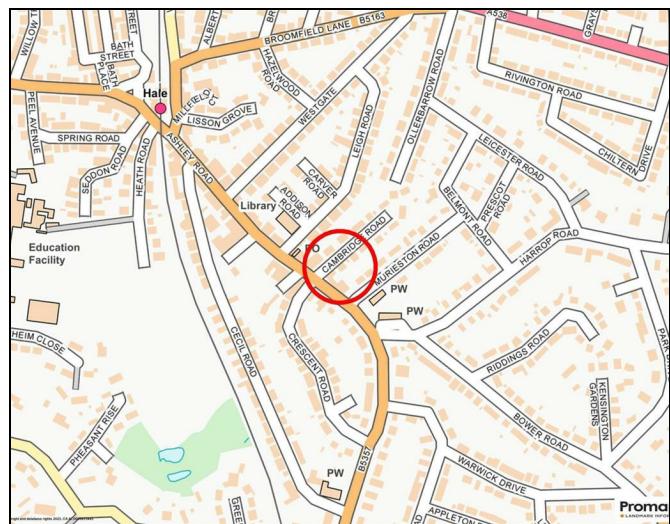
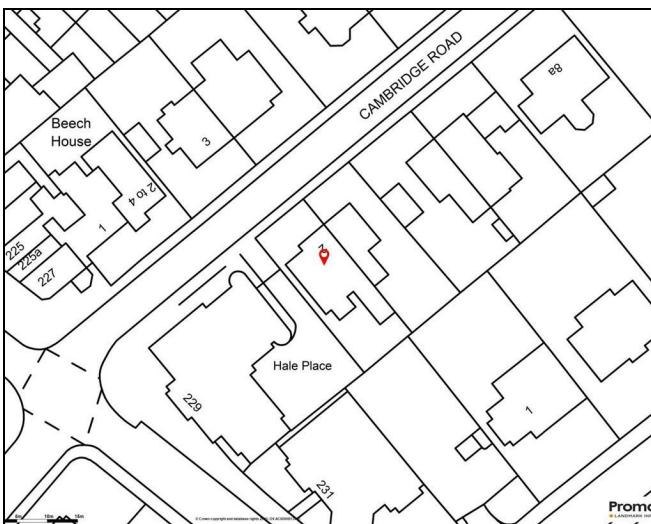
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A FABULOUS, FOUR STOREY VICTORIAN SEMI DETACHED FAMILY HOME, PERFECTLY LOCATED IN THE HEART OF HALE VILLAGE AND OFFERING EXCELLENT POTENTIAL. 3060SQFT

Porch. Hall. Lounge. Dining Room. Family Room. Breakfast Kitchen. Utility. Five Bedrooms. Three Baths/Shower. Two Chamber Cellars. Driveway. Integral Garage. Gardens.



# in detail

A substantial, extended, double height bay fronted Victorian Semi Detached family home with extensive and versatile accommodation arranged over Four Floors, ready to move into, yet offering excellent potential to update and improve further and enjoying a fantastic location right in the heart of Hale Village, literally within a moment's walk of the fashionable shops, restaurants and bars.

The property has accommodation extending to approximately 3060 square feet, including Cellars and has attractive original or reproduction features to include double glazed working sash windows, high corniced ceilings, wood panelled doors, exposed floorboards and an impressive spindle balustrade staircase rising through the floors.

The accommodation provides a Lounge, Dining Room and Family Room which is open to the Breakfast Kitchen in addition to a Utility Room and Ground Floor Shower Room.

Over the Two Upper Floors are Five Double Bedrooms served by Two Bath/Shower Rooms, including a Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Shower Room,

In addition, to the Second Floor, there are roof void spaces ideal to create additional an Shower Room and Dressing Room, creating a top floor Bedroom Suite.

The Two Chamber Cellars offer excellent potential to convert.

Externally, the property enjoys off street Parking, which leads to a substantial, Integral Garage with ample space for a car, as well as storage.

The Garden to the rear has been laid to block paving and deep borders for ease of maintenance, but the incoming purchaser could easily install a lawn. The Garden is enclosed within timber fencing and enjoys a rear East and side South facing aspect.

A fantastic family home in a truly first class location, offering excellent additional potential.

- Freehold
- Council Tax Band G

