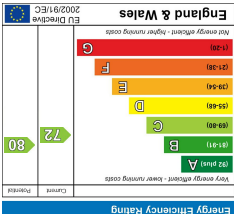
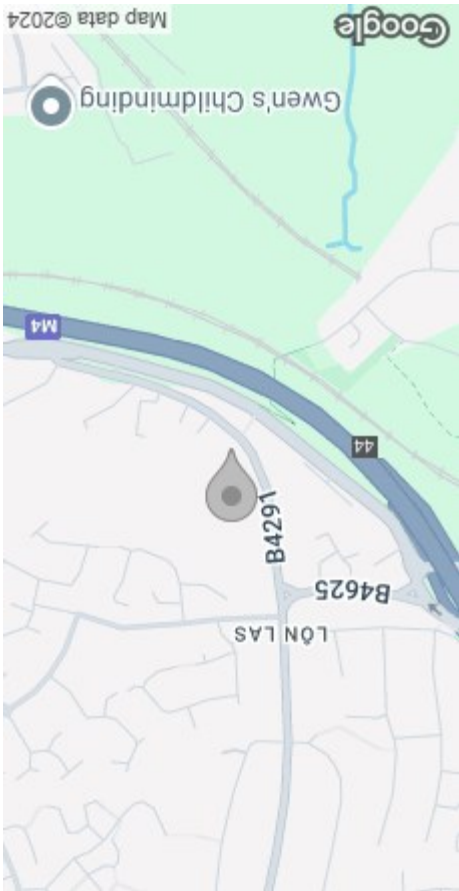


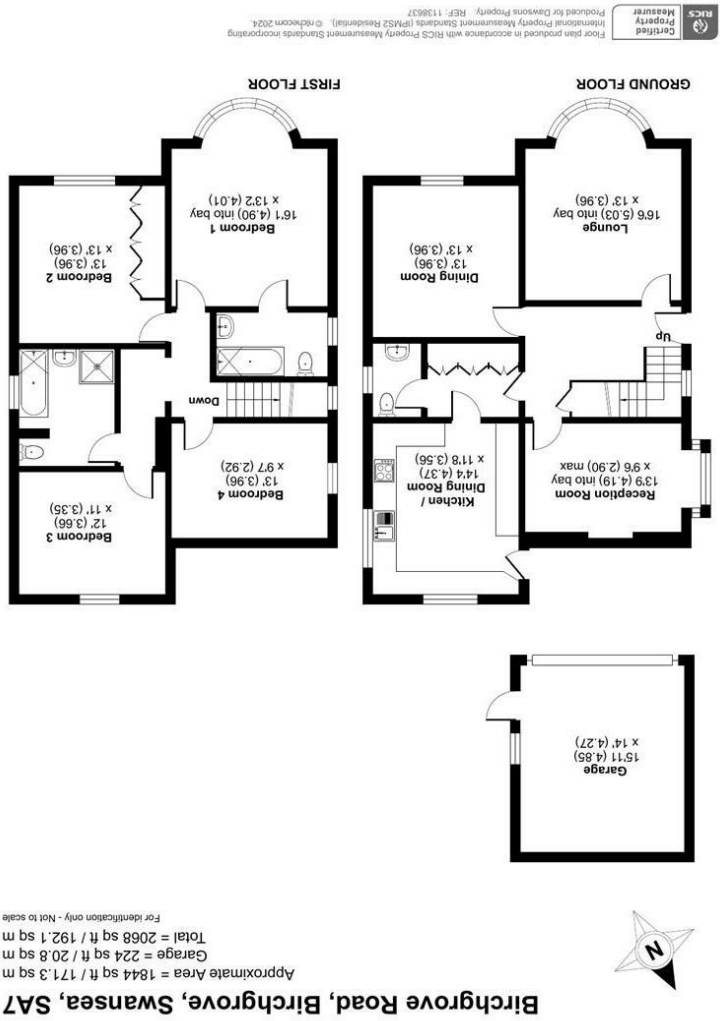
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### EPC



### AREA MAP



### FLOOR PLAN





GENERAL INFORMATION

Welcome to this stunning detached house located in Birchgrove, offering the perfect blend of space, comfort, and convenience. This immaculately presented property boasts three reception rooms along with a fitted kitchen/breakfast room, ideal for entertaining guests or simply relaxing with your family. With four spacious bedrooms and two bathrooms, there is ample room for everyone to enjoy their own space and privacy. Situated on a generous plot of 0.29 acres, this house offers beautiful gardens that are sure to impress any nature lover. The large driveway and detached garage provide parking for numerous vehicles, ensuring that you and your guests will never have to worry about finding a parking spot. Not only does this property offer ample space and a picturesque setting, but it also benefits from excellent transport links to the M4, making it easy to travel to and from this desirable location. Located close to local amenities, everything you need is just a stone's throw away, making daily errands a breeze.

EPC - C / Council Tax Band - F / Tenure - Freehold  
Mains electricity, gas, water and drainage.  
Water is on a meter.  
Electricity and gas currently supplied by E-on.  
Broadband currently supplied by Virgin Media.  
Please refer to Ofcom checker for further information regarding broadband and mobile coverage.

FULL DESCRIPTION

- Entrance
- Hallway
- Lounge  
16'6 into bay x 13'0 (5.03m into bay x 3.96m)
- Dining Room  
13'0 x 13'0 (3.96m x 3.96m)
- Reception Room  
13'9 into bay x 9'6 max (4.19m into bay x 2.90m max)
- Storage Area
- Cloakroom
- Kitchen/Breakfast Room
- First Floor



- Landing
- Bedroom One  
16'1 into bay x 13'2 (4.90m into bay x 4.01m)
- En-suite
- Bedroom Two  
13'0 x 13'0 (3.96m x 3.96m)
- Bathroom
- Bedroom Three  
12'0 x 11'0 (3.66m x 3.35m)
- Bedroom Four  
13'0 x 9'7 (3.96m x 2.92m)
- External
- Garage  
15'11 x 14'0 (4.85m x 4.27m )

**Disclaimer**  
Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. – We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

Asbestos was introduced in the 1930's and used up until the late 1990's in the production of down-pipes, guttering, soil pipes and garage roofs, this list is not exhaustive and so we advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

