



£340,000

***FOUR BEDROOMS* *FLEXIBLE LIVING ACCOMMODATION* *QUIET CUL-DE-DAC* *WELL PRESENTED THROUGHOUT* *MODERN KITCHEN & BATHROOMS*
FAMILY HOME *DRIVEWAY PARKING & LANDSCAPED REAR GARDENS* *CLOSE TO LOCAL SCHOOLS & AMENITIES***

Townend Estate Agents offer for sale this four bedroom detached property nestled in the charming cul-de-sac of Greencroft Close. Having it's own private driveway making it an ideal family home. With excellent local schools and daily amenities close by, convenience is at your doorstep. Just a short drive from Apperley Bridge, with it's train station, marina, river & canalside walks.

Step inside to find fantastic modern kitchen and bathrooms that are sure to impress. The garage conversion adds a touch of versatility to the living space, allowing you to tailor it to your needs. The discerning viewer may utilise this as bedroom four, or perhaps an additional reception room/cinema room/playroom depending on their requirements. Whether you're looking for a peaceful retreat or a vibrant family home, this property ticks all the boxes. The property comprises briefly: Entrance, Lounge, second reception room/bedroom four, modern Dining-Kitchen fitted with a range of base & wall units. Upstairs are three bedrooms, the master with en-suite, separate family bathroom. Externally are landscaped gardens to the rear, with ample driveway parking to the front.

Ask us about....

AUCTION

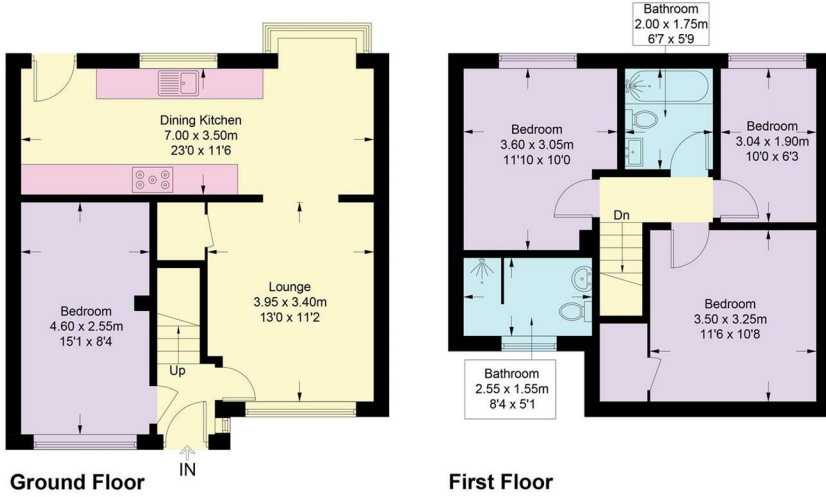
CONVEYANCING

MORTGAGES

SURVEYS

Greencroft Close, BD10

Approximate Gross Internal Area = 92.6 sq m / 997 sq ft



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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