



Colvers, Matching Green

Price Guide £550,000 to £575,000

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MILLERS
ESTATE AGENTS

* PRICE RANGE: £550,000 - £575,000 *
ATTRACTIVE HOME * SEMI DETACHED * TWO
RECEPTION AREAS * OFF STREET PARKING *
DESIRABLE VILLAGE LOCATION * APPROX. 1025.00
SQ FT VOLUME *

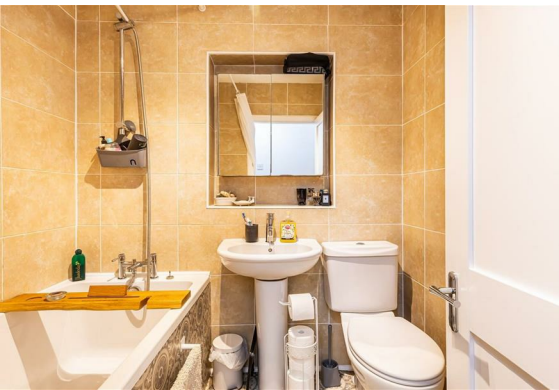
Nestled in the charming village of Matching Green, this delightful semi-detached family home offers a perfect blend of comfort and convenience. With its extended layout, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The front lounge, featuring a cosy log burner, seamlessly flows into the dining room, creating an inviting atmosphere. The well-appointed kitchen/breakfast area provides lovely views over the generous rear garden, making it a wonderful space for family meals.

The ground floor also includes an inner hallway with a large under stairs store cupboard, a practical utility room and a convenient bathroom, enhancing the home's functionality. Upstairs, you will find a master bedroom complete with an en-suite shower room, alongside two additional bedrooms that are perfect for family or guests. The property has oil fired central heating.

The exterior of the property is equally appealing, with a pretty front lawned garden and gravel driveway providing off street parking for two/three vehicles. The rear garden is a true highlight, featuring a patio area for outdoor dining, a lush lawn bordered by shrubs and hedges, and a timber garden shed for additional storage along with gate for rear access.

Situated in a popular village location, this home is just a stone's throw away from the village green, a fabulous country pub/restaurant, and an excellent local school, making it an ideal choice for families. This property not only offers a comfortable living space but also a wonderful community lifestyle. Don't miss the opportunity to make this charming house your new home.





GROUND FLOOR

Living Room

12'0" x 13'9" (3.65m x 4.18m)

Dining Room

8'6" x 11'0" (2.59m x 3.35m)

Inner Hallway

Ground Floor Bathroom

6'6" x 5'3" (1.98m x 1.60m)

Utility Room

14'7" x 4'9" (4.45m x 1.45m)

Kitchen/Breakfast Room

7'10" x 17'0" (2.39m x 5.19m)

FIRST FLOOR

Bedroom One

9'8" x 14'1" (2.95m x 4.28m)

En-suite Shower Room

6'6" x 4'1" (1.98m x 1.24m)

Bedroom Two

12'2" x 9'3" (3.71m x 2.82m)

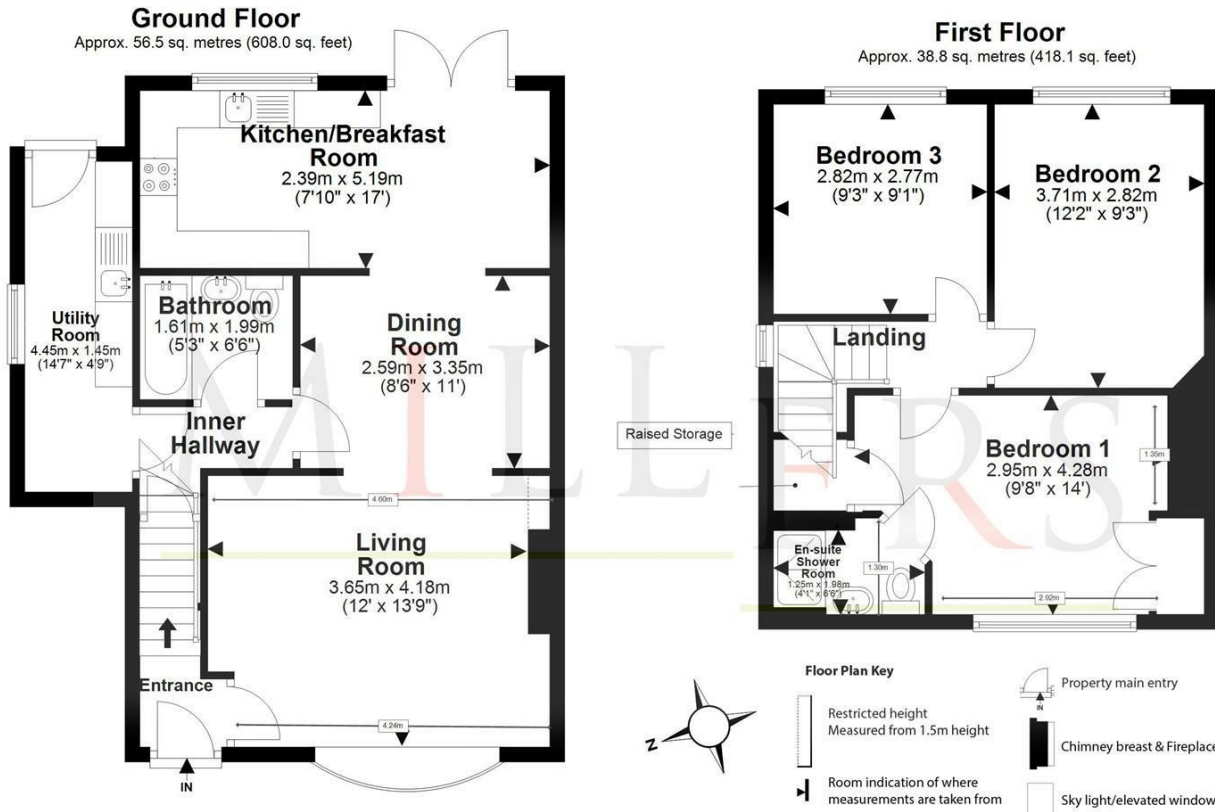
Bedroom Three

9'3" x 9'1" (2.82m x 2.77m)

EXTERIOR

Rear Garden

69'4 x 27'5 (21.13m x 8.36m)



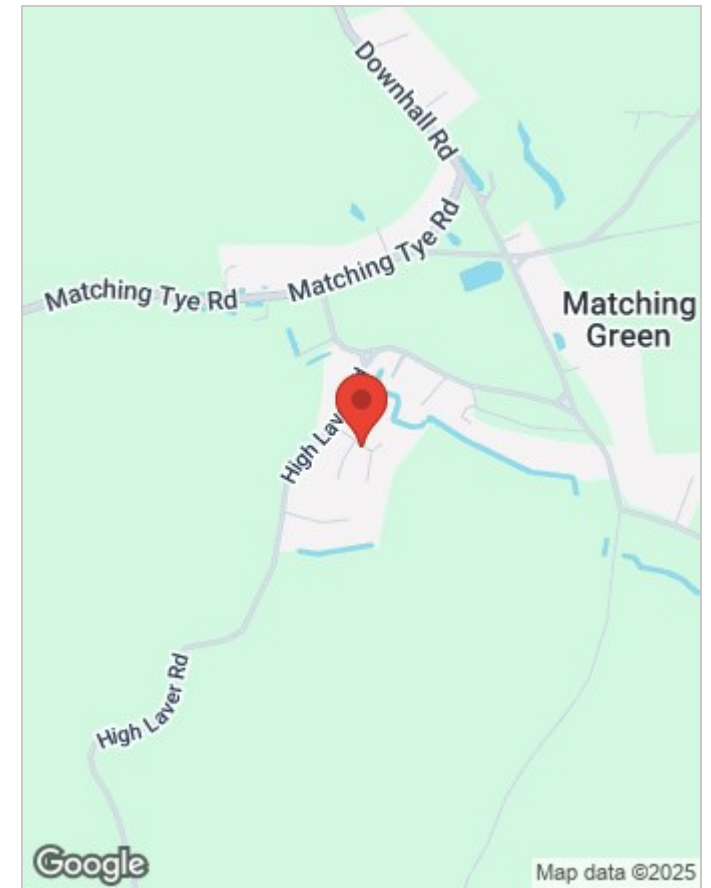
Total area: approx. 95.3 sq. metres (1026.1 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation 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.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (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 | EU Directive 2002/91/EC | 80 | England & Wales |
| | | 50 | EU Directive 2002/91/EC |