



32 Madison Avenue

Heavitree, Exeter, EX1 3AH

An exciting opportunity to acquire this traditional 1950's 3 bedroom semi-detached house in a sought after cul-de-sac lying off Sweetbrier Lane. The well maintained family sized property comes with a generous rear garden and an unusually wide and long driveway providing off road parking for several vehicles. An extended and larger than average garage stands at the end of the driveway with newly installed electronic roller door.

Strong interest anticipated and early viewings recommended.

Guide Price £400,000

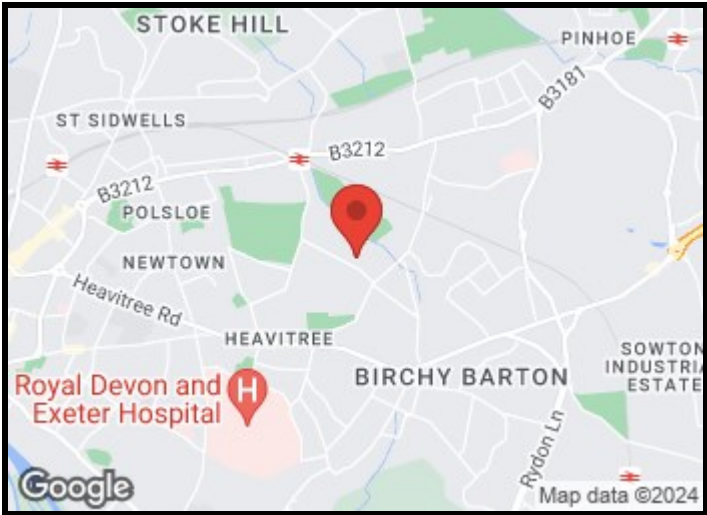
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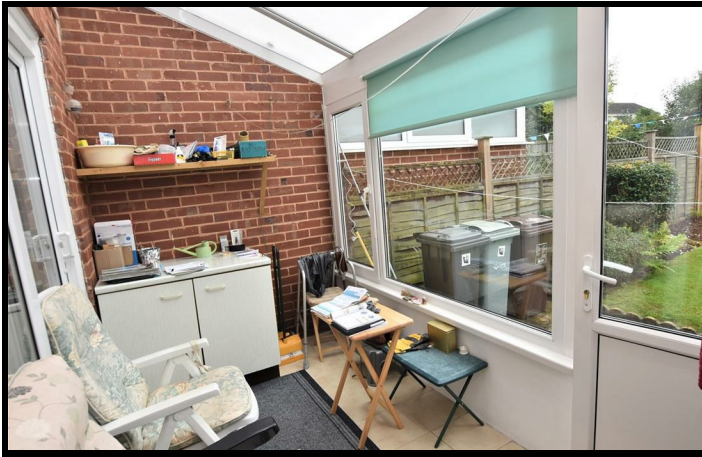
- OWNER BUYING BRAND NEW
 - Lounge, Dining Room
 - Gas Central Heating & uPVC Double Glazing
 - Extended Extra Wide Garage
- Ideal Family Home in Favoured Cul-de-sac
 - Kitchen, Conservatory
 - Generous West Facing Garden
- Reception Hall, Cloakroom/WC
 - 3 Bedrooms, Shower Room
 - Long and Wide Driveway

Reception Hall	Bedroom 2
16'6" x 5'11" (5.04m x 1.81m)	11'5" x 11'4" (3.48m x 3.47m)
Lounge	Bedroom 3
14'5" x 12'3" (4.40m x 3.74m)	8'3" x 6'11" (2.54m x 2.12m)
Dining Room	Shower Room
11'4" x 10'6" (3.47m x 3.21m)	6'10" x 5'5" (2.09m x 1.66m)
Kitchen	Outside
11'9" x 7'8" (3.60m x 2.34m)	Garage
Conservatory	16'1" x 11'1" (4.91m x 3.38m)
10'3" x 6'1" (3.13m x 1.87m)	Information on Location
Cloakroom/WC	
Landing	
Bedroom 1	
14'11" x 11'4" (4.56m x 3.46m)	



Directions





Floor Plan



Total area: approx. 110.9 sq. metres (1193.3 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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