

18 Henver Road, Newquay, Cornwall TR7 3BJ



**NO ONWARD CHAIN | LARGE DRIVEWAY & ACCOMMODATION |
Lovely 4 bedroom family home located on the doorstep of
Chester Road shopping precinct with a large driveway, enclosed
South facing rear garden, detached garage and located just 10
minutes walk from Newquay Town Centre.**

- Gas central heating & uPVC double glazing throughout
- Great size family accommodation with lots of potential
- Potential loft conversion subject to permissions
- Good condition and ready to modernise to taste
- Driveway parking possible for up to 10 cars
- Detached pitched garage with lots of storage

Price £425,000 Freehold

Henver Road is a popular residential road with this property located in the heart of Chester Road shopping precinct and 10 minutes walk to Newquay Town Centre. Close to Newquay Tretherras secondary school and the popular Newquay Orchard and Newquay Sports Centre, as well as the local leisure facilities, shops, cafes and the coast, the area has become a very popular part of Newquay with families.

The house is really well suited to be a fantastic large family home. A large driveway to the front and side of the building provides access to a large detached single garage.

A small entrance vestibule to the front opens into a spacious hallway with stairwell to the first floor. A dual aspect front to back lounge provides ample living space and is bright thanks to a large front bay window and South facing patio doors to the rear. The kitchen is open into a rear sun room with a separate dining room next to the kitchen. The downstairs accommodation is finished off with a WC.

To the first floor are 3 doubles and a single bedroom. The master bedroom has a large en-suite with the further doubles sharing a en-suite thanks to the jack and jill doors. This en-suite has a large shower cubicle along with a full length bath. The 4th bedroom has it's own WC. All the accommodation is presented in a clean and tidy condition mainly ready to decorate to taste.

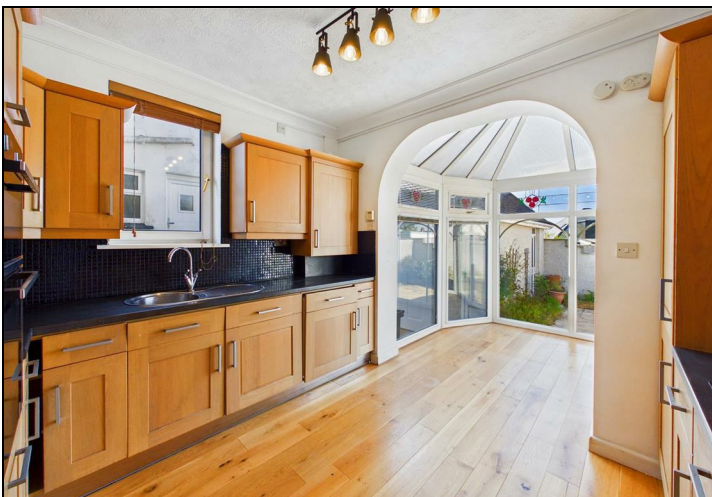
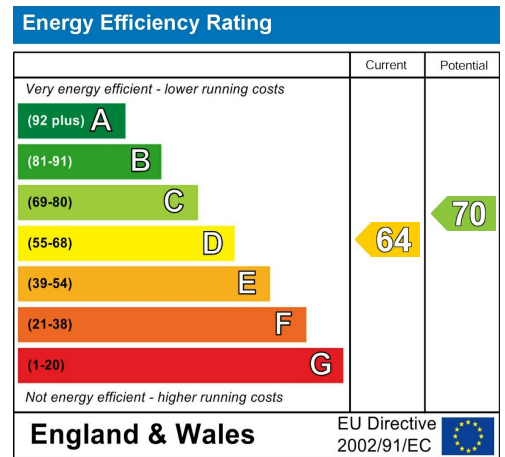
Outside to the rear there is a fully enclosed paved

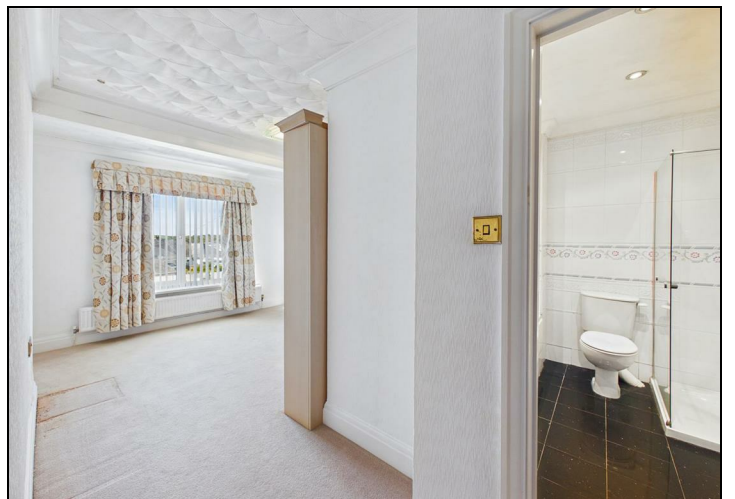
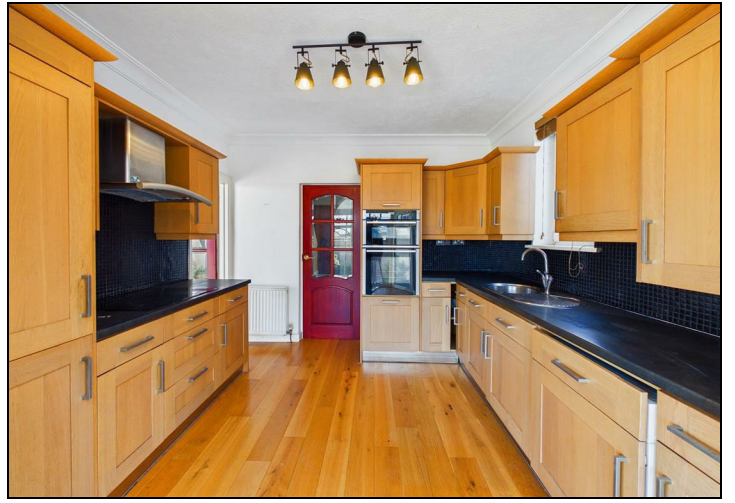
and walled rear garden with planted surrounding borders. There is access into the garage as well as an access gate to the front. It really is a sun trap catching most of the days sun as well as being very protected from the wind.

TENURE
Freehold

SERVICES
Freehold

COUNCIL TAX
Band D







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 167 m²
 1796 ft²
Reduced headroom
 0.4 m²
 5 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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