





We are delighted to offer this spacious four bedroom detached family home with four reception rooms, two bathrooms, ground floor cloakroom/shower room and a utility room.

Discerning purchasers will note that the versatility of the accommodation makes this home ideal for a growing family or a professional couple. The vendor has had planning for a 5000 sq ft house, which has now lapsed but easily resurrected. Other features include a large and well fitted kitchen/breakfast room with appliances to remain, an ensuite bathroom to the master bedroom and a well maintained 120' rear garden with a pleasant westerly aspect.

The driveway at the front gives access to the two garages and provides ample off-street parking.



Situated on a good sized plot with a wide frontage in a prestigious road which ends in National Trust land where there are some delightful woodland walks. The house is also within ½ a mile of Royal Parade, and close to both Coopers and Farrington schools.

Viewing is highly recommended.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)		A (82-100)	
B (81-91)		B (61-91)	
C (69-80)		C (59-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
55	64	49	58
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Please refer to

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to view our full area guides



# Baringa



**GROUND FLOOR**



**FIRST FLOOR**

This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

