





Guide Price £1,075,000 - £1,150,000

Well screened from the road lies this deceptively spacious six bedroom/three reception detached Edwardian property offering an incoming purchaser an ideal opportunity to make it their own.

Entering through the large entrance porch into the welcoming hallway you immediately have a sense of what this beautiful property has to offer. Radiating from the hallway the property benefits from three reception rooms consisting of a living room, a formal dining room and a drawing room with a large window overlooking the rear garden. A separate breakfast room then leads through to the kitchen. There is also a useful cellar area and a cloakroom to complete the downstairs accommodation. The property benefits from many fireplaces throughout, picture rails and beaded mouldings to ceilings and walls.

Upstairs offers flexible accommodation currently consisting of six bedrooms plus a family bathroom. There is a spacious landing giving access to a large loft area which is ideal for conversion (STPP). The property is in need of modernisation but offers a prospective purchaser an opportunity to add their own mark and make it a modern property whilst having the character of an older build.

To the rear is a private large garden with mature shrub planting with side access to both sides that leads to a front garden, a carport, garage and off street parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			76
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
			21
England, Scotland & Wales		EU Directive 2002/91/EC	



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BASEMENT LEVEL
APPROX. FLOOR
AREA 152 SQ.FT.
(14.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1439 SQ.FT.
(133.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1210 SQ.FT.
(112.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2801 SQ.FT. (260.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency.

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