
plan, to include new kitchen diner. Sanded floorboards. Cable access box.
EXTRA RECEPTION ROOM/BEDROOM 4.95m (16'3) x 3.76m (12'4)
Double-glazed bay window overlooking the front, radiator, pedestal wash basin sink unit and ceiling coving. TV aerial socket.
FIRST FLOOR LANDING
Wide landing, leading to bedrooms and bath. High ceilings, coving and loft hatch.
MASTER BEDROOM 5.23m (17'2) x 3.89m (12'9)
Double-glazed bay window overlooking the front, radiator and ceiling coving. Radiator. TV socket.
BEDROOM TWO 4.19m (13'9) x 3.76m (12'4)
Double-glazed bay window overlooking the front, pedestal wash basin and radiator. **BEDROOM THREE** 3.66m (12') x 3.68m (12'1)
Double-glazed window overlooking the rear, radiator and ceiling coving. **BEDROOM FOUR** 3.61m (11'10) x 3.38m (11'1)
Two double-glazed windows overlooking the rear, laminate flooring and radiator. **BEDROOM FIVE** 3.71m (12'2) x 2.69m (8'10)
Double-glazed window overlooking the rear and radiator. **BATHROOM/WC** 3.2m (10'6) x 1.83m (6')
Double-glazed windows overlooking the side and front, radiator and pedestal wash basin. Bath with tiled surround and low level W.C. Airing cupboard, containing new Worcester Bosch Greenstar combi boiler (fitted 2014). **SEPERATE/WC** 1.88m (6'2) x .84m (2'9)
Double-glazed window overlooking the side and low level W.C. **REAR GARDEN**
Large L-shaped, enclosed, paved patio with Edwardian brick-built pond. Side gate to the front and high-walled boundaries. **DRIVEWAY**
Room for at least two