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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£925,000

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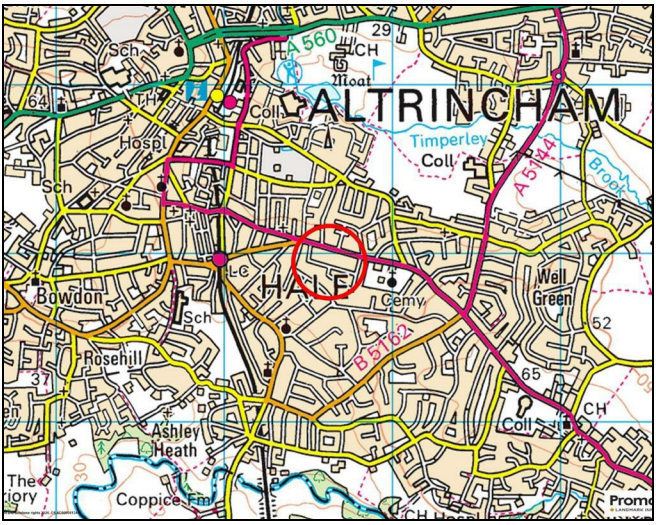
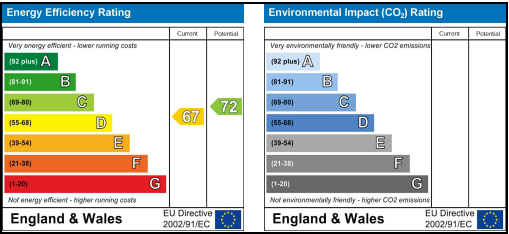
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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

AN ATTRACTIVE AND EXTENDED SEMI-DETACHED FAMILY HOME ON AN ENORMOUSLY DESIRABLE ROAD, WITHIN WALKING DISTANCE OF HALE VILLAGE, STAMFORD PARK AND SCHOOLS. 2201SQFT

Porch. Hall. WC. Lounge. Sitting Room. 350sqft Dining Kitchen. Utility. Four Double Bedrooms. Bathroom. Driveway. Attached Garage. Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

An enormously attractive traditional Semi Detached family home which has been extended to include a Loft Conversion and is located on this enormously desirable road within walking distance of Hale Village with its range of fashionable shops, restaurants and bars and Stamford Park and School.

Indeed, Rivington Road and Chiltern Drive are almost a little micro market in itself and these roads always prove to be extremely popular for family buyers.

The property is immaculately presented throughout And has accommodation arranged over Three Floors extending to approximately 2200 square feet including an Attached Garage.

The rooms are really well proportioned throughout with the Ground Floor Accommodation arranged off a large Hall, accessed via the Entrance Porch and has a Ground Floor WC off.

The superb, spacious Lounge has a bay window to the front whilst a separate Sitting Room has French doors and windows onto the rear garden.

The extended 350 square foot Dining Kitchen features French doors and windows, giving access to an enjoying aspect of the gardens and has a part vaulted glazed roof.

The Kitchen is fitted with a range of units arranged with granite worktops around a central island unit with breakfast bar and has a Range cooker with extractor fan over. Integrated dishwasher and space for a fridge, freezer.

There is a Utility Room with outside access.

Over the Two Upper Floors are Four excellent Double Bedrooms served by a spacious Family Bathroom and separate Shower Room, with a particularly appealing Fourth Bedroom within the Loft Conversion with attractive sloping ceilings and Velux skylight windows.

The layout of the property is large enough for an incoming buyer to potentially create an En Suite facility to the Principal Bedroom.

Externally, a Driveway provides good off street Parking that leads to the Attached Single Garage.

The Gardens of the property are an attractive feature, the front having mature screening from the road, the rear having a stone patio terrace return across the back of the house. Steps lead down to the main lawned Garden area, enclosed with mature bushes, trees and plants providing excellent all year round screening.

A really lovely family home in an exceptionally popular location.

- Leasehold - 999 years from 25 March 1926
- Council Tax Band F

