



## 3 West Close Avenue, Higham

£299,950 Freehold

**\*VERSATILE THREE BEDROOM HOME IN HIGHAM\*** Having recently been renovated by the current owners, this extended bungalow is a delight the minute you walk through the door. Both inside and outside, the owners have left no stone unturned with a new roof, windows, doors complimenting the internal renovations which have been completed to the highest of standards.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Further enhancing the appeal of this property is its impressive range of outdoor spaces. The private, south-facing rear garden features a well-maintained lawn, patio seating area, and an elevated deck, all enclosed by modern fencing for added privacy. Scenic views can be enjoyed from the decked balcony area, while multiple patio and seating zones offer excellent settings for outdoor entertaining or relaxing with family and friends. The front of the property boasts a low-maintenance gravel garden with stylish planters and a modern front door enhancing the curb-appeal. Parking is well-catered for with both off-road parking and a secure garage, ensuring convenience and peace of mind.

- Landscaped Private Rear Garden
- Elevated Decking with Stunning Views
- Modern Kitchen Diner with Bi-folding Doors and Integrated Appliances
- Cosy Lounge with Feature Multifuel Stove
- Contemporary Bathrooms, Renovated in 2023
- Single Garage with Power
- Master Bedroom with Fitted Wardrobes and En-Suite
- Incredible Standard of Accommodation Throughout
- New Central Heating and Combi Boiler
- New Windows, Doors and Roof in 2024



**Entry**

Wood Flooring, storage unit

**Lounge**

15' 9" x 11' 1" (4.80m x 3.38m)

Wood flooring, multifuel stove, panel radiator, two UPVC double glazed windows

**Kitchen Diner**

8' 10" x 22' 0" (2.69m x 6.71m)

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, integrated oven with induction hob, washing machine, combi boiler, space for fridge freezer, space for dining table, stairs to first floor, wood flooring, upvc double glazed windows and bi-fold doors to raised decking, panel radiator

**Bedroom 2**

18' 1" x 10' 5" (5.51m x 3.17m)

Carpet flooring, panel radiator, upvc double glazed window

**Bathroom**

6' 0" x 6' 8" (1.83m x 2.03m)

Three piece suite with shower over bath, wc and sink, heated towel rail, vinyl flooring, tiled floor to ceiling, upvc double glazed frosted window

**Landing**

Carpet flooring

**Bedroom 1**

15' 4" x 11' 0" (4.67m x 3.35m)

Carpet flooring fitted wardrobes and eaves storage, panel radiator, upvc double glazed window

**En Suite**

Three piece suite with shower, wc and sink, heated towel rail, vinyl flooring, upvc double glazed velux window

**Bedroom 3/Office**

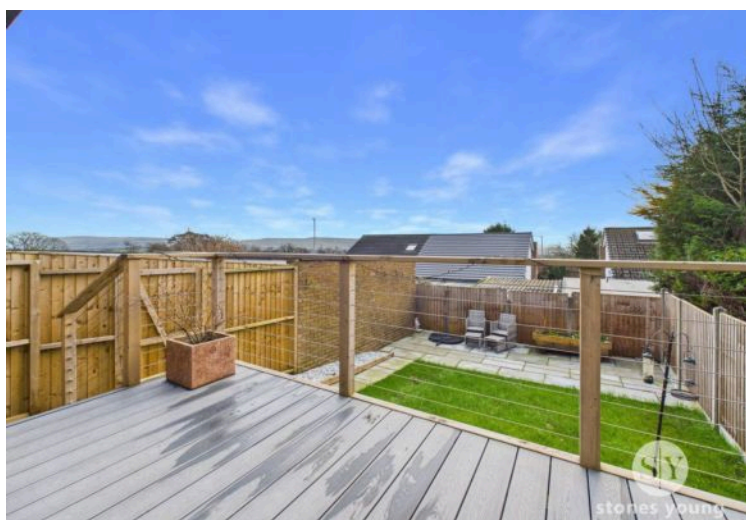
10' 6" x 5' 6" (3.20m x 1.68m)

Carpet flooring, panel radiator, upvc double glazed velux window

**Garage**

16' 0" x 9' 1" (4.88m x 2.77m)







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>

1176 ft<sup>2</sup>

Reduced headroom

131 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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

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