



- 4 Bedrooms
- Family Bathroom
- Jack n Jill Shower Room
- Lounge/Dining Room
- Family Room
- Kitchen
- Garden
- Garage
- Shared Driveway and Off Street Parking
- Within The Eruv

Offers In Excess Of **£770,000** Subject To Contract



# **MELVIN JACOBS ESTATE AGENTS** Sales, Lettings & Block Management







These particulars are prepared with all due care attention for convenience of intending purchasers but their accuracy is not garenteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contract



# **Entrance Hall**

Cloaks cupboard. Porcelain tiled floor

# Guest Cloakroom

Suite comprising low flush wc, wash hand basin. Tiled walls and floor. Window

# Lounge/Dining Room (28' 09" x 12' 09" ) or (8.76m x 3.89m)

Bay window. Coved ceiling. Feature fireplace. Porcelain tiled floor

# Family Room (17' 09" x 11' 09" ) or (5.41m x 3.58m)

Sliding doors to lounge/dining room. Door to side and double doors to garden.

Recessed spot lights, porcelain tiled floor

# Kitchen (9' 06" x 7' 03") or (2.90m x 2.21m)

Range of wall and base units with Quartz work surfaces. Single bowl stainless steel sink unit, space for fridge/freezer. Bosch double oven and gas 5 ring hob with extractor. Integrated washing machine, dryer and dishwasher. Quartz floor. Window overlooking side.

### **First Floor**

### Bedroom 1 (18' 06" x 11' 06" ) or (5.64m x 3.51m)

Range of fitted wardrobes to three walls

### Jack n Jill Shower Room

Suite comprising shower cubicle. Wash hand basin in vanity unit. Low flush wc, heated towel rail, Tiled walls and floor. Window.

# Bedroom 2 (11' 09" x 11' 09" ) or (3.58m x 3.58m)

Range of fitted wardrobes

# **Melvin Jacobs Estate Agents**

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# Bedroom 3 (14' 06" x 12' 03" ) or (4.42m x 3.73m)

Range of fitted wardrobes. Bay window to front.

# Bedroom 4 (8' 06" x 6' 09" ) or (2.59m x 2.06m)

### Bathroom

White suite comprising panelled bath with separate shower over. Shower cubicle with Mega shower. Wash hand basin in vanity unit. Low flush wc, tiled walls and floor. Heated towel rail. Window

# EXTERIOR

### GARDEN

South East Aspect . Laid to lawn and patio area. Shaped flower border.

### Garage

**Shared Driveway** 

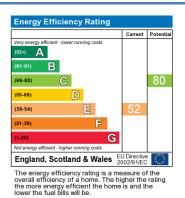
### **Off Street Parking**

### Tenure

We are informed that the tenure is Freehold

# Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908





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