



**£255,000**

## **Crosslea Avenue, SR3 1LR**

An impressive double fronted bungalow occupying an enclosed garden site at the entrance to a cul de sac and having direct frontage onto Crosslea Avenue. Having been extended and tastefully refurbished this property now provides a spacious family home which must be viewed to be appreciated. The flexible accommodation will still allow this former bungalow to offer ground floor living and bedroom accommodation.

Benefits include large kitchen/family room, two reception rooms, two/three bedrooms one including an en-suite shower room whilst additional features include upvc double glazing, gas central heating, landscaped gardens, luxury kitchen and bathroom.



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Accommodation Comprises

Entrance Hallway

Family Bathroom

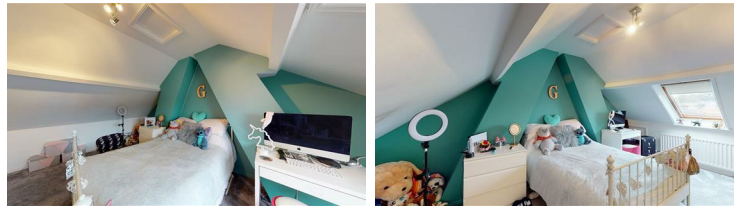


Bedroom Two (Ground Floor)



En-suite

Bedroom Three



Bedroom Four



Living Room



Kitchen/Dining Room



Bedroom One (Ground Floor)



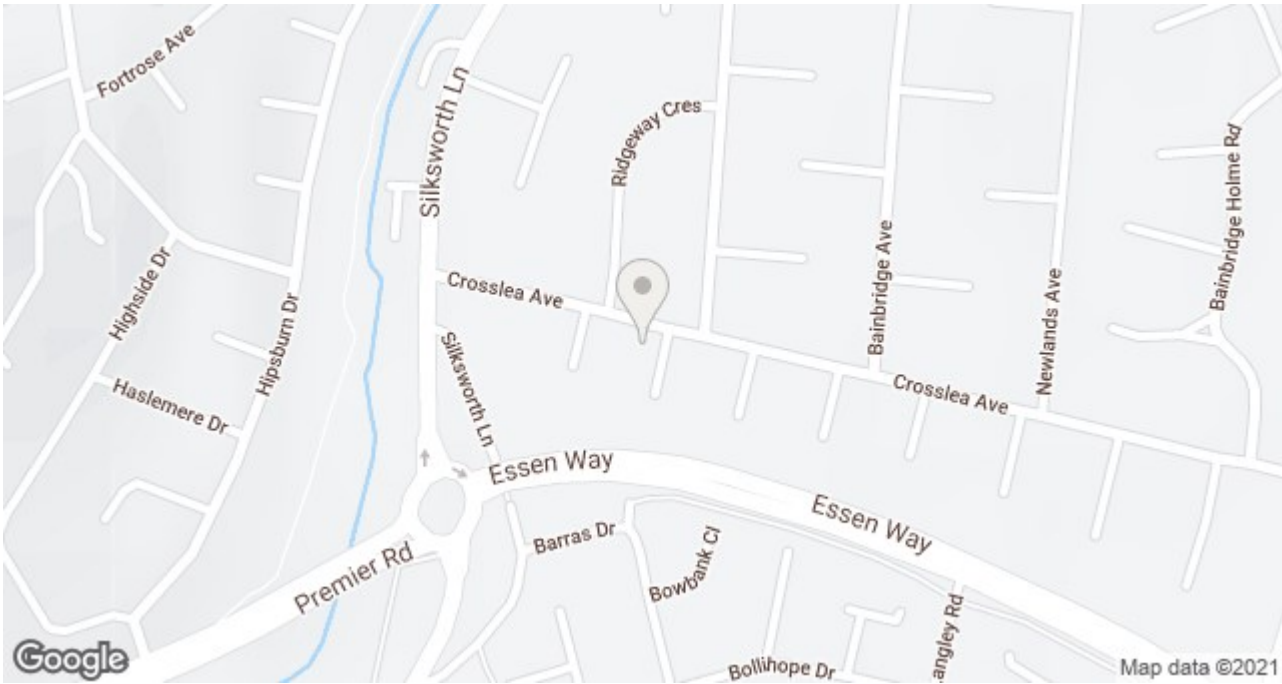
External








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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	70
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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