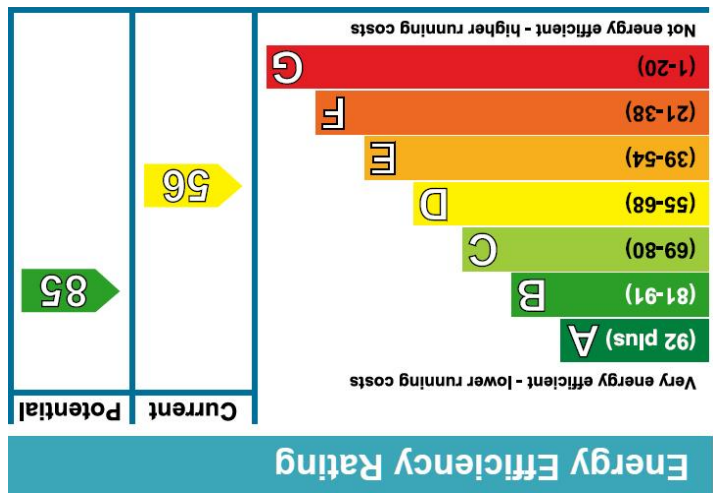


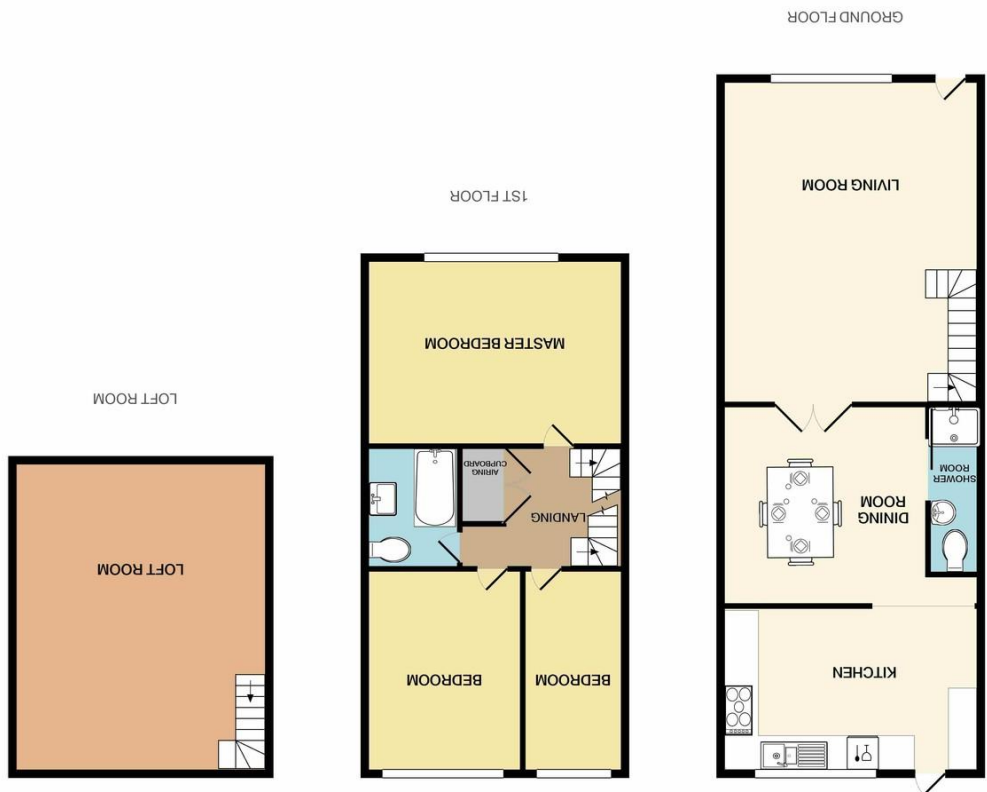
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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The Poplars | Abridge | RM4 1BB

Three Bedroom House with an Additional Loft Room. This Three Bedroom House has a flowing, Open Plan feel. There is an L-Shape Garden, Extended to the Rear with an Open Plan Kitchen to Dining Room, Downstairs WC and Shower Room. Garage En-Bloc and Driveway with parking for Three Cars.

Offers In Region Of: £500,000

- Three Bedrooms with Loft Room
- Extended to the Rear
- Open Plan Downstairs
- Karndean Floors Throughout
- Two Bathrooms



Property Description

Deceptively Large!

This Three Bedroom Terraced House is in Abridge, RM4. The property is just a short walk to Abridge Shops, Restaurants such as the Blue Boar, Fields and Walking Routes.

The property has been extended to the rear giving an open plan, flowing feel to the downstairs. Karndean Flooring throughout, Open Plan Living Room 18'11 x 15'2, Dining Room and Kitchen to the Rear Extension. The kitchen is a Miele Kitchen kept to an impeccable standard. There is also a WC/Cloakroom Downstairs and Shower Room Downstairs too.

First Floor there are Three Bedrooms (Two Doubles and One Single Bedroom), Family Bathroom and stairs to the Additional Loft Room giving plenty of storage space and currently being used as a Childs play area.

Outside, there is an L-Shape Garden - slightly larger than the set of houses as an extra piece got purchased many years ago from the local authority, it is a low maintenance Garden with full Patio in Indian Sandstone. The Measurements are 50' Approx. in length and 40' Approx. in width at the rear of the garden too.

There is a Driveway for Two Cars, an additional space in front of the house and there is also a parking space in front of the Garage which is En-Bloc.

Ground Floor:

Living Room - 18' 11" x 15' 2" (5.76m x 4.62m)

Dining Room - 12' 0" x 10' 4" (3.65m x 3.15m)

Kitchen - 13' 2" max x 9' 10" (4.01m x 2.99m)

Shower Room/WC - 10' 4" x 3' 0" (3.15m x 0.91m)

First Floor:

Bedroom One - 14' 10" max x 10' 11" max

(4.52m x 3.32m)

Bedroom Two - 10' 5" x 8' 10" (3.17m x 2.69m)

Bedroom Three - 10' 5" x 6' 0" (3.17m x 1.83m)

Bathroom - 7' 2" x 5' 7" (2.18m x 1.70m)

Loft Room -

Loft Room - 15' 1" x 11' 11" (4.59m x 3.63m)

Garden - 50' 0" x 17' 0" (15.23m x 5.18m)

Garage En-Bloc - 10' 0" x 7' 0" (3.05m x 2.13m)

Driveway for Two Cars & Additional Parking in Front as well as in front of Garage.

NB. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Keystones Property.

Disclaimer: Information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be

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