





SUMMARY Unique opportunity to purchase a substantial period home which although requiring a scheme of modernisation, offers outstanding refurbishment and development potential. Located within close proximity of the highly regarded St. John's primary school the property features two spacious living rooms, study, breakfast kitchen, four generous bedrooms, double garage and numerous outbuildings. To the rear is a generous mature garden

RECEPTION HALL Inviting reception hall with tiled floor, useful store cupboard, radiator and doors to the living room, kitchen and a large pantry.

SITTING ROOM 16' 4" x 12' 1" (5.0m x 3.7m)
Sash bay window to the front, radiator, window to the rear and door to the rear garden.



LOUNGE/DINING ROOM 18' 10" x 12' 5" (5.75m x 3.8m) A spacious living room with two windows to the front, two radiators and a brick fireplace.

STUDY 8' 3" x 7' 8" (2.52m x 2.36m) Sash windows to the rear, radiator, fireplace.

BREAKFAST KITCHEN 14' 7" x 11' 10" (4.47m x 3.62m) Sash windows to the side and rear, radiator, quarry tiled floor, counter top work surface, store cupboards and sink with double drainer unit. A doorway gives access to a veranda.

VERANDA Access to the rear garden and store rooms.

FIRST FLOOR LANDING Window to the front and doors to:

BEDROOM ONE 16' 0" x 12' 2" (4.9m x 3.71m) Windows to the front and rear, fitted wardrobes.

BEDROOM TWO 14' 9" x 12' 0" (4.5m x 3.67m) Sash windows to the side and rear, radiator and built-in wardrobe.

BEDROOM THREE 12' 5" x 1' 9" (3.8m x 3.54m into wardrobe) Sash window to the front, radiator and fitted wardrobes.

BEDROOM FOUR 10' 4" x 9' 8" (3.17m x 2.95m) Sash window to the front and radiator.



BATHROOM 13' 0" x 11' 10" (3.98m x 3.62m) Sash window to the rear, radiator and traditional suite comprising high flush w.c. panelled bath and pedestal wash hand basin.







DOUBLE GARAGE 16' 8" x 15' 10" (5.1m x 4.85m)

Two up and over doors to the front, door and window to the rear.

BRICK BUILT STORE ROOM 11' 7" x 4' 0" (3.55m x 1.24m)

WORKSHOP 12' 2" x 11' 7" (3.73m x 3.55m)



GARDEN To the rear of the property is a generous mature garden with a variety of trees, flowers and shrubs.



Ground Floor



First Floor

