



 **3**  
Bedrooms

 **2**  
Bathrooms





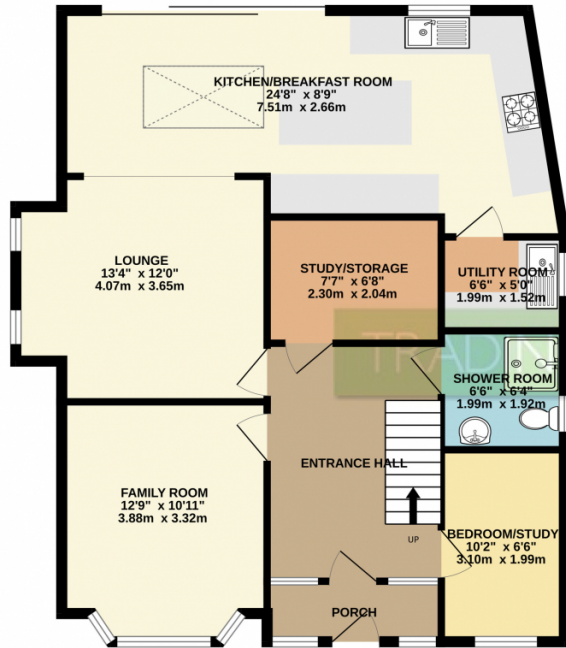




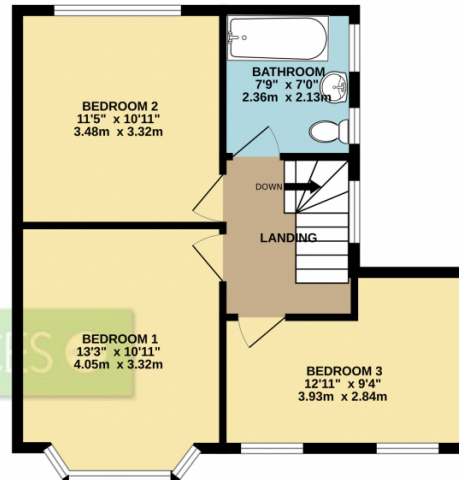
TRADING PLACES ESTATE AGENTS are pleased to offer for sale this exceptionally well presented THREE/FOUR DOUBLE BEDROOM extended detached family residence situated on a popular central cul-de-sac. This property is located on Glenhaven Avenue, just off Flixton Road, with excellent access to a range of local amenities including Chassen Park train station, highly regarded schools and major motorway links. In brief, the desirable accommodation comprises; entrance porch, a warm and welcoming entrance hallway, a generously sized bay fronted family room with newly fitted media wall, an secondary reception room which is currently used as a office or bedroom four, a downstairs shower room, a home office/study and a utility room. Lounge with 'Inglenook' fireplace opening to without doubt, one of the main attracting features of this property is the enviable open plan extended dining kitchen with sliding doors leading out into the landscaped rear garden. The kitchen itself is fitted with a comprehensive range of handleless, high gloss wall and base units with granite worksurfaces incorporating a central breakfast island. To the first floor, a shaped, split level landing provides entry into three good sized double bedrooms alongside a luxury tiled three piece family bathroom with a shower over bath combination. Externally, as mentioned, this property is positioned on quiet road with a large driveway providing excellent off road parking facilities. To the rear, a secluded, benefits from a raised decked area ideal for a table and chairs during those summer months. A professionally paved patio with an external power supply give a homeowner an excellent exterior seating space. This property is warmed by gas central heating and benefits from being uPVC double glazed. Possibly one of the most desirable extended family homes in the area, presented to the highest of standards.



GROUND FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1376 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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