



**BLAGROVE CRESCENT, EASTCOTE, HA4 8FS**

**OIEO £1,425,000**





Andrew Pearce are delighted to present this beautifully positioned six bed detached family home set within the prestige Sandringham estate.

The property boasts five large double bedrooms, one large single , four luxury bathrooms suites and has a total floor area of 3539sqft.

As you enter the property you have generous entrance hallway with access into family room with front aspect, large rear reception room, which is flooded with natural light. Immaculately presented kitchen with attached dining area and direct access out to the garden. Completing the ground floor is a cloakroom, study, and additional reception room ideal as a games room or studio.

To the first floor are three double bedrooms, one large single bedroom and three bathrooms. The impressive master bedroom measures 31'8 – 19'4 and comes complete with an ensuite bathroom, walk in wardrobe and Juliette balcony.

To the top floor are two further bedrooms, one ensuite and plenty of eves storage.

Outside the property has an impressive wrap around garden, patio area and large garden shed. To the front is ample parking for up to four cars.

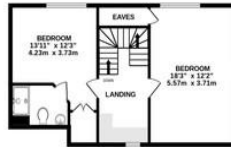
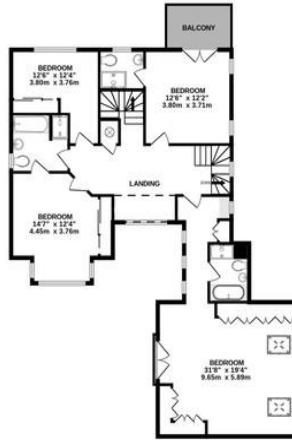


- Five large double bedrooms and one large single
- Immaculate condition throughout
- Stunning master bedroom
- Wrap around garden
- Four reception rooms
- Four luxury bathrooms

GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 3539sq.ft. (328.8 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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