

EGERTON ROAD

QUEENS PARK



£725,000
FREEHOLD

paulwatts

EGERTON ROAD QUEENS PARK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- Handsome Queen's Park character house
- Sympathetically updated without losing character
- In cul-de-sac TWO MINUTES WALK TO PARK
- Within walking distance of PARK SCHOOL
- 4 DOUBLE BEDROOMS
- Spacious ground floor

SUPER FAMILY HOME with lots of original character. Situated in cul-de-sac two minutes walk from Queen's Park itself. Its a LIGHT AND AIRY HOME with 4 double bedrooms and spacious ground floor accommodation. LOVELY SOUTH WEST FACING GARDEN.

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A HANDSOME QUEENS PARK 4 BEDROOM HOUSE sympathetically brought up to date but not losing its intrinsic character, with many original features

Situated in a cul-de-sac, Queens Park and golf course are at the end of the road, with The Park School a short walk away and easy access to the Wessex Way for journeys in and out of town

The garden has a sunny SOUTH WEST ASPECT and high hedging to the rear provides a lot of seclusion

As to the house, a large porch and spacious entrance hall (with study alcove) set the tone, and the rest of the ground floor should not disappoint

Separate dining room and lounge are both good size rooms, and the lounge features a Minster-style fireplace (with high efficiency gas flame effect fire installed 2022), and doors out to the garden

There is also a GARDEN ROOM, a very relaxing room with a lovely view and again doors straight out to the garden

The kitchen/breakfast room is fitted with a good range of units (updated during the past 12 months), spaces for the usual appliances and plenty of room for table and chairs

Ground floor accommodation is completed by a small utility room and cloakroom

There are 3 large double bedrooms and smaller double bedroom which share a bathroom and separate w.c. (and there is a useful wash basin in each bedroom)

Gas central heating is supplied by a Vaillant condensing gas boiler (fitted July 2022 and with 10 year guarantee) and windows (apart from 2 small ones) are UPVC double glazed helping to create a LIGHT AND AIRY FEEL
Gardens to front and rear frame the house beautifully, and the rear garden features a WIDE TERRACE, lawn and established flower borders

A shingle driveway leads to the ATTACHED GARAGE

All in all, we feel this an ideal family home, close to green open space and with an excellent range of schools in the locality

Council Tax Band: E

SUPER FAMILY HOME OF MUCH CHARACTER AND PRACTICALITY

£725,000

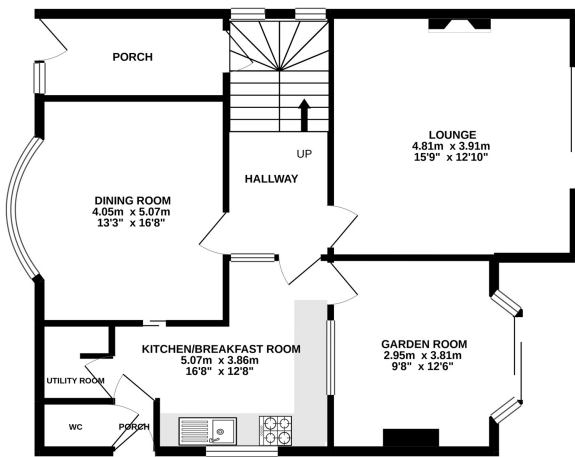
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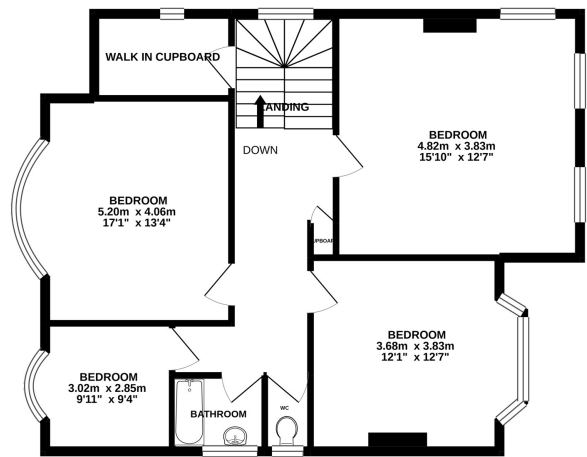
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GROUND FLOOR



1ST FLOOR



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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