

# STROUDEN AVENUE

## QUEENS PARK



£675,000  
FREEHOLD

**paulwatts**

# STROUDEN AVENUE QUEENS PARK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

- Classic 4 bedroom Queens Park family home
- In leafy location CLOSE TO PARKLAND
- Excellent schools, incl. grammar schools, within easy reach
- Modern kitchen with QUALITY BOSCH APPLIANCES
- SUPER LARGE CONSERVATORY

Classic Queens Park family home. In LEAFY LOCATION close to parkland and walking distance to grammar schools. MODERN KITCHEN with quality appliances. Super LARGE CONSERVATORY overlooking delightful garden. Garage + parking. WELL LOVED HOME

## STROUDEN AVENUE QUEENS PARK

A classic 4 bedroom Queens Park home, built by the current owners grandfather in the early 1930s

The house has been updated over the years, including the addition of a **LARGE CONSERVATORY**

In a leafy location between the open space of both Queens Park and Strouden Park, with excellent schools within easy reach, this is an **IDEAL FAMILY HOME**

Entering at the side of the house, there is a useful lobby and then an original door (with stained glass panel) through into the hall, with cloakroom off

The two rooms at the front of the house have been opened up with a large archway and there is a flame-effect gas fire in the sitting area

Refitted about 5 years ago, the kitchen/breakfast room has a good range of units with quality integrated **BOSCH APPLIANCES** induction hob, electric double oven, dishwasher, washing machine and fridge and there is space for a freezer in the **LARGE REAR PORCH**

There are two double bedrooms with fitted wardrobes, and two smaller bedrooms at the rear, one with fitted wardrobe, and the other set out as a **STUDY** with built-in furniture including large desk unit

With both corner bath and separate shower, the bathroom is a good size

Going outside should not disappoint, as there is a lovely well set out garden at the rear, with lawn, patios and mature planting

A driveway to one side provides parking for several vehicles and leads to the **DETACHED GARAGE**

Council Tax Band E

**A WELL LOVED FAMILY HOME, VIEWING RECOMMENDED**

£675,000

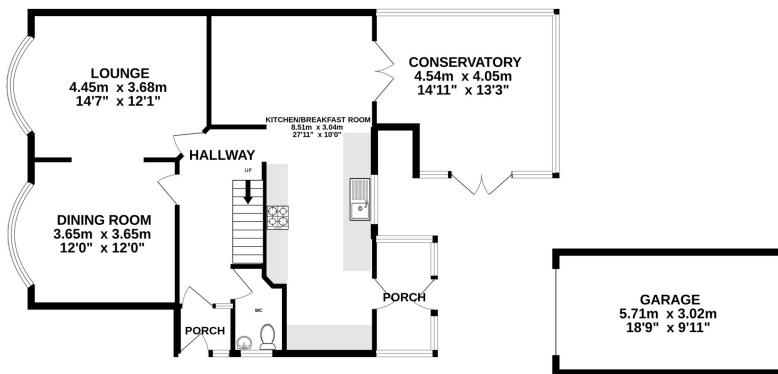
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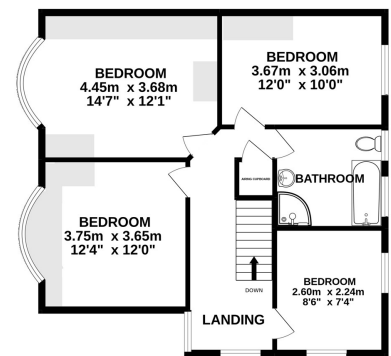
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# STROUDEN AVENUE QUEENS PARK

GROUND FLOOR  
109.0 sq.m. (1173 sq.ft.) approx.



1ST FLOOR  
70.7 sq.m. (761 sq.ft.) approx.



TOTAL FLOOR AREA : 179.6 sq.m. (1934 sq.ft.) 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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