



7 St. Marys Close, Etchinghill

Offers in Region of £470,000




ANDREW & CO
ESTATE AGENTS



7 St. Marys Close

Etchinghill

Offering modern countryside living, this delightful 4-bed detached house in Etchinghill is priced at £470,000. Boasting picturesque views, a conservatory, garage, and landscaped garden, it's ideal for family living in a peaceful location.

Council Tax band: E

Tenure: Freehold

- OFFER IN REGION OF £470,000
- DELIGHTFUL 4 BEDROOM DETACHED HOUSE
- OFF-ROAD PARKING FOR 3 CARS
- STUNNING VIEWS ACROSS ETCHINGHILL
- CONSERVATORY
- GARAGE
- QUIET, PEACEFUL LOCATION
- PERFECT FAMILY HOME

ENTRANCE HALLWAY

14' 2" x 5' 11" (4.31m x 1.81m)

Composite glazed frosted front door, laminate wood flooring, radiator, coving and stairs to first floor landing with cupboard underneath. There is a door to the garden from here and also door to:-

LOUNGE

14' 3" x 10' 7" (4.34m x 3.23m)

UPVC double glazed bay windows to the front of the property with fitted vertical blinds, laminate wood flooring, two radiators, feature gas fire with surround and coving. Opening to:-

DINING ROOM

10' 8" x 9' 0" (3.25m x 2.74m)

Metal double glazed doors out to the conservatory, laminate wood flooring continuing from Lounge, two radiators and coving. Doorway into:-

CONSERVATORY

9' 11" x 9' 8" (3.02m x 2.94m)

UPVC double glazed windows around the outside with blinds and stunning vaulted ceiling, part-brick wall around the bottom and UPVC double glazed doors out to the garden.

KITCHEN

14' 10" x 8' 11" (4.51m x 2.73m)

UPVC double glazed window with roller blind looking out to rear garden and tiled flooring. Kitchen comprises of matching wall and base units in high gloss white, double oven with top fan and bottom conventional fan oven, electric hob, extractor fan, stainless steel sink and radiator. Space for free-standing fridge-freezer and dishwasher. Door to:-



UTILITY AREA

5' 8" x 5' 3" (1.72m x 1.61m)

UPVC double glazed frosted windowed door leading to side access out to the garden and tiled flooring. Utility room comprises of matching wall and base units, washing machine, wall-mounted boiler, stainless steel sink and radiator. There is space for free-standing washing machine.

DOWNSTAIRS CLOAKROOM / W/C

5' 4" x 2' 7" (1.63m x 0.79m)

Internal room with close coupled w/c, vanity hand basin, radiator, extractor fan and laminate wood flooring to match entrance hall.

FIRST FLOOR LANDING

12' 2" x 6' 0" (3.70m x 1.84m)

Carpeted floor coverings, coving, airing cupboard and doors to:-



BEDROOM

14' 11" x 10' 10" (4.55m x 3.29m)

UPVC double glazed window to the front of the property with fitted vertical blinds showcasing lovely views across Etchinghill. Carpeted floor coverings, radiator, coving and fitted wardrobes. Door to:-

EN-SUITE

5' 9" x 5' 2" (1.75m x 1.58m)

UPVC double glazed frosted window to the front of the property, shower cubical with thermostatic shower, close coupled w/c, pedestal hand basin, radiator, laminate wood flooring, part-tiled walls and extractor fan.

BEDROOM

12' 11" x 10' 11" (3.94m x 3.33m)

UPVC double glazed window to the rear of the property overlooking the lovely garden, carpeted floor coverings, radiator, coving, loft hatch and fitted wardrobes.

BEDROOM

12' 6" x 9' 3" (3.80m x 2.83m)

UPVC double glazed window to the front of the property showing lovely views over Etchinghill with fitted vertical blinds, carpeted floor coverings, radiator and coving.

BEDROOM

8' 6" x 8' 6" (2.58m x 2.60m)

UPVC double glazed window to the rear of the property with fitted vertical blinds, carpeted floor coverings, coving, fitted wardrobe and radiator.

BATHROOM/SHOWER ROOM

6' 1" x 6' 4" (1.86m x 1.94m)

UPVC double glazed frosted window to the side of the property, laminate wood flooring, walk-in shower with thermostatic shower and splashback walls, close coupled w/c, pedestal hand basin, radiator and extractor fan.

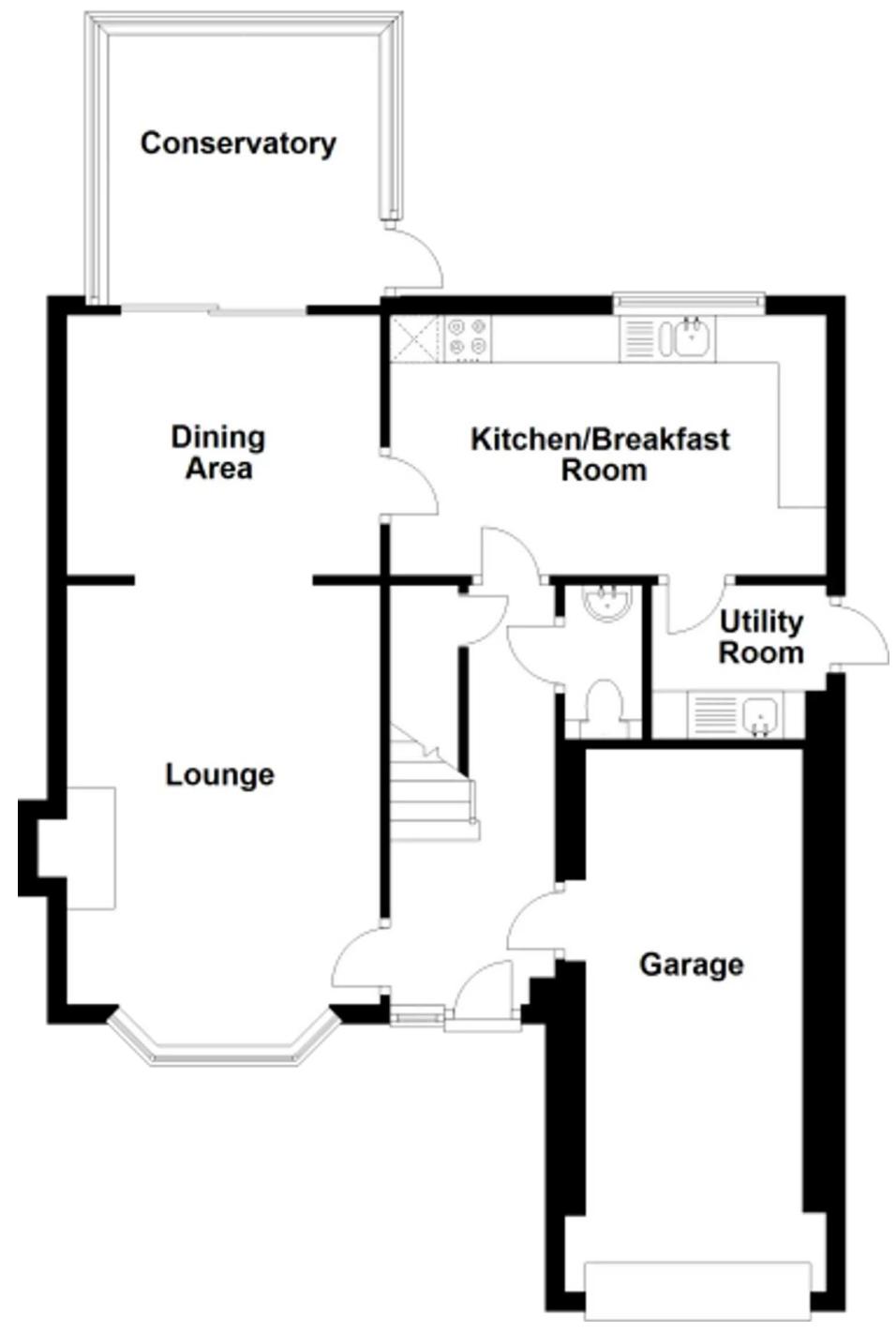
GARAGE

18' 4" x 8' 10" (5.60m x 2.68m)

Garage door, light, power supply and plenty of storage options.



Ground Floor
Approx. 73.0 sq. metres (785.6 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.7 sq. feet)

