



## Sycamore Crescent, £270,000

- DRIVEWAY FOR MULTIPLE VEHICLES
- GARAGE & CONSERVATORY
- CLOSE TO LINK ROADS LEADING TO M4 CORRIDOR
- COUNCIL TAX - BAND D
- EPC Rating: E



3 1 2



## About the property

\*WELL PRESENTED 3 BEDROOM SEMI DETACHED, CONSERVATORY AND GARAGE\*

Situated in a quiet street, close to local amenities; parks, shops, popular school catchment, public transport routes, easy access to link roads leading to M4 corridor.

## Accommodation

### Entrance Porch

Entrance into porch area via PVC door, Tiled flooring, power points, radiator and storage space.

### Entrance Hall

Wood Effect flooring, power points, Window to front aspect, radiator, stairs ascending to 1st floor.

### Lounge

11' 10" max x 12' 2" max ( 3.61m max x 3.71m max )

Media wall with Log burner, wood affect flooring window to front aspect, French doors leading into kitchen/ dinning area.

### Dining Room

10' 5" max x 9' 4" max ( 3.17m max x 2.84m max )

open plan kitchen/ dinner, Range cooker oven and Tiled floor. French doors leading into conservatory area.



**Kitchen** 10' 5" max x 9' 5" max ( 3.17m max x 2.87m max )

Matching wall and base units, with complimentary work tops, inset sink, drainer and mixer tap, Range cooker oven and Tiled floor. French doors leading into conservatory area.

**Conservatory** Tiled flooring, French doors opening onto rear garden

**Landing** larger than average landing, carpet, window to side aspect and loft access

**Bedroom1** 12' 2" max x 9' 6" max ( 3.71m max x 2.90m max )

Carpet, power points, radiator, Double window to front aspect

**Bedroom2** 9' 5" max x 10' 5" max ( 2.87m max x 3.17m max ) Wood flooring,, power points, radiator, fitted Storage and window to rear aspect

**Bedroom3** 9' 10" max x 9' 2" max ( 3.00m max x 2.79m max )

Wood flooring, power points, radiator, window to front aspect

**Bathroom** WC, wash hand basin, bath with Electric shower, porcelain tiled walls , Vinyl flooring, towel radiator, glazed window to rear.

**Rear Garden** A low maintenance and enclosed rear garden with fencing, artificial grass, patio area with a separate seating dining area under a Pergola. gate access to side of property.

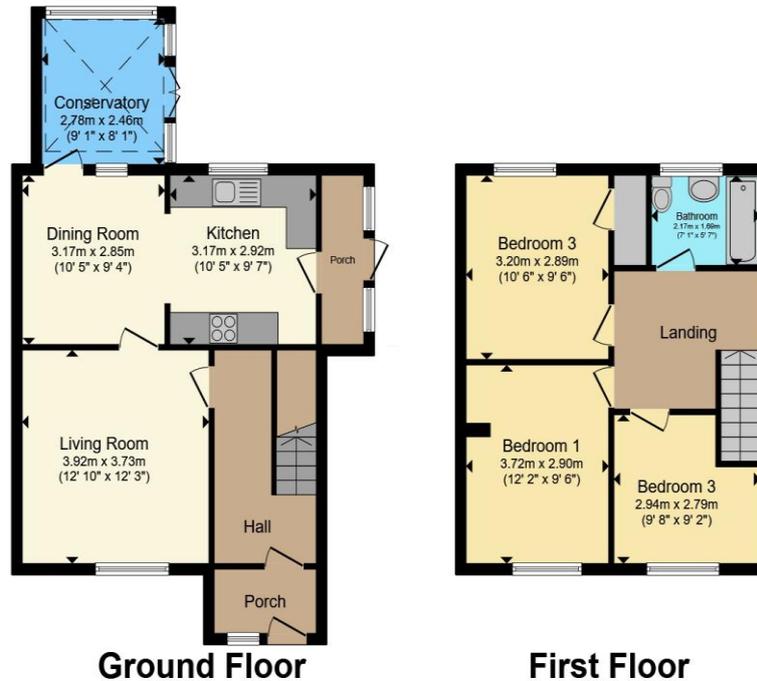
**Garage**

spacious garage with electric and door to front. .

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## Floorplan



Total floor area 98.3 m<sup>2</sup> (1,058 sq.ft.) approx

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