



- 1930's Family Home
- Upstairs Bathroom
- Modern Kitchen
- Stunning Views
- Three Bedrooms
- Two Reception Rooms
- Generous Outside Space
- Energy Rating - TBC

A fantastic 1930's terraced home located on the popular Bayham Road, offering stunning CITY VIEWS from both the house and the garden due to its elevated position. The house has been very well maintained by the current owner and comprises an entrance vestibule and hallway, a sitting room with a beautifully large bay window, a dining room with patio doors onto the garden and a modern kitchen with useful utility cupboard. Upstairs, there are three double bedrooms and a bathroom. Many of the neighboring properties have taken advantage of the generous loft potential and converted the space into a fourth double bedroom with a second bathroom / ensuite! Outside is a lovely rear garden with three small storage outbuildings, mostly laid to lawn but with a raised decked area at the back to really capture those lovely views again. There is also rear pedestrian access to the rear via a gated lane. In addition, the house is fully double glazed, gas centrally heated and is just a stone's throw away from Perrett's Park. Call today to arrange your earlier viewing appointment!

SITTING ROOM 15'01 bay x 13'08 (4.60m bay x 4.17m)

DINING ROOM 14'04 x 11'03 (4.37m x 3.43m)

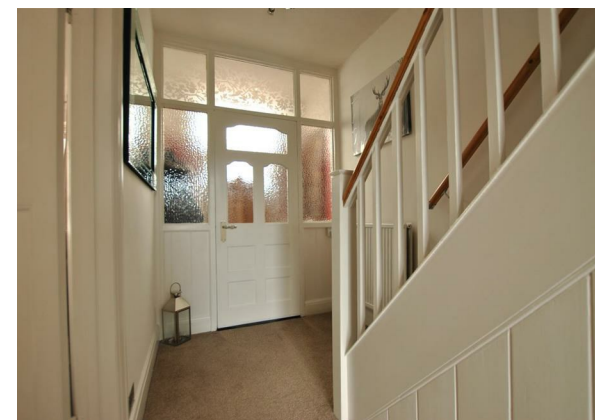
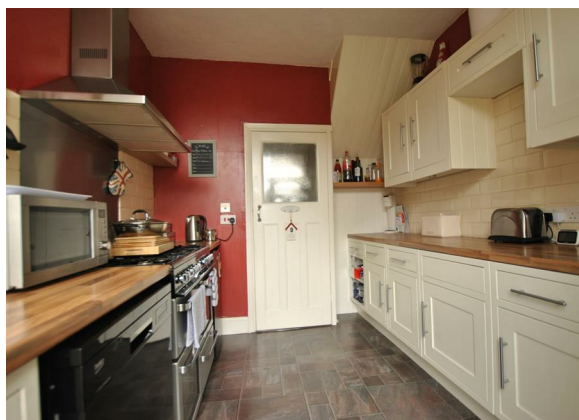
KITCHEN 11'03 x 8'05 (3.43m x 2.57m)

BEDROOM ONE 15'00 bay x 11'07 max (4.57m bay x 3.53m max)

BEDROOM TWO 14'04 x 11'07 max (4.37m x 3.53m max)

BEDROOM THREE 9'04 x 6'11 (2.84m x 2.11m)

BATHROOM 6'11 x 5'10 (2.11m x 1.78m)

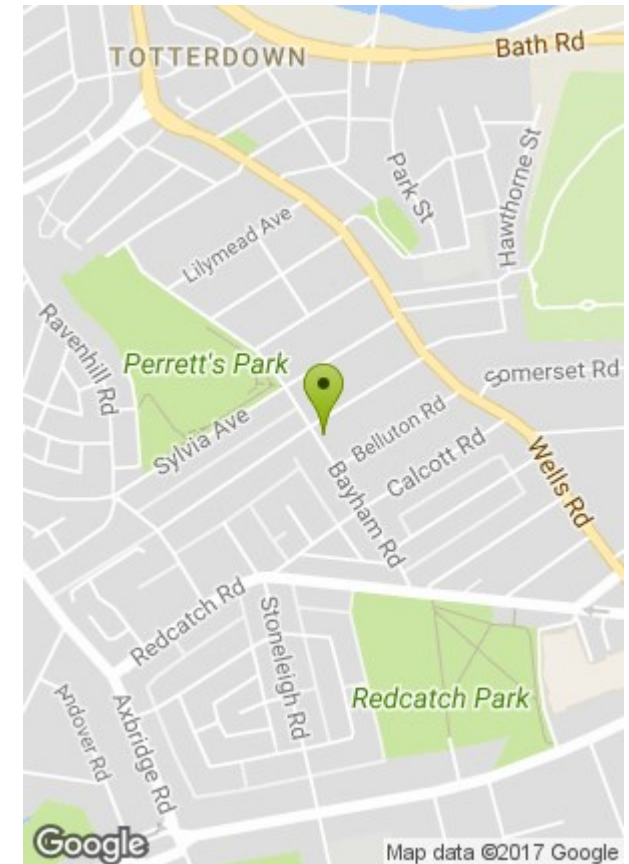




Approx Gross Internal Floor Area: 104 sq. m / 1119.44 sq. ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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