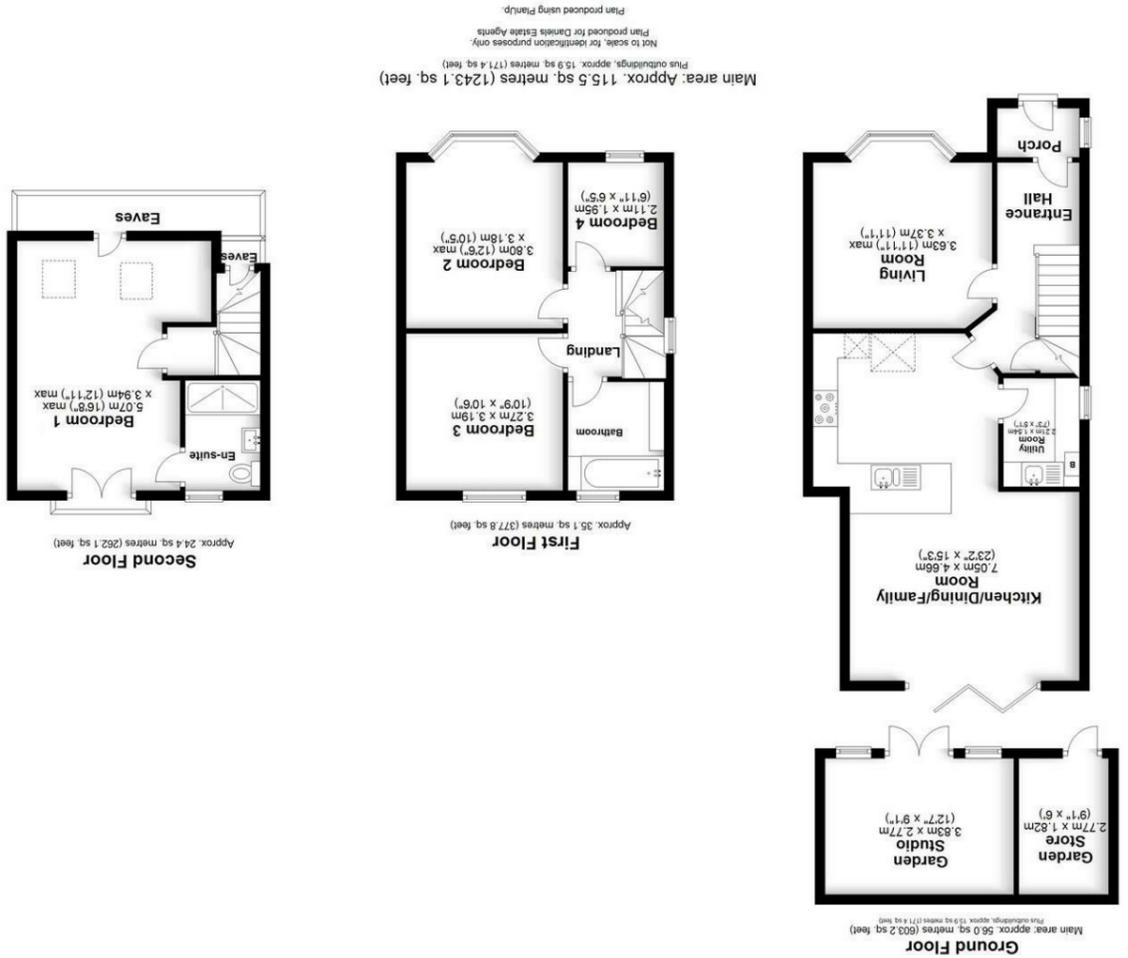


England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
Not environmentally friendly - higher CO ₂ emissions		
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G

Environmental Impact (CO₂) Rating

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

Energy Efficiency Rating





Main Description

An extended four bedroom semi-detached family home within catchment for Oakwood primary and Beaumont secondary schools both rated outstanding by Ofsted . Recently updated by the current owners to a very high specification with accommodation arranged over three floors. The property includes a superb open plan kitchen/family/dining room with retracting glass atrium roof light and bi-fold doors, under floor heating throughout the entire house, master bedroom with en-suite wet room, off street parking and garden studio.

Entrance Porch

A part glazed UPVC front door with double glazed window to side. Down lighters. Wood effect flooring. Door to:-

Hallway

Double glazed window to side. Stairs to first floor. Two storage cupboards plus media cupboard. Alarm panel. Doors to:-

Living Room

Double glazed bay window to front with wooden louver shutters. Recessed Sonos ceiling speakers. Wood effect flooring.

Kitchen

A range of wall and base mounted units with Corian work tops and up stands. Inset stainless steel sink unit with mixer tap. Integrated AEG double oven with ceramic induction hob and extractor fan. Space for American fridge freezer. Breakfast bar. Tiled flooring. Down lighters. Opening onto:-

Dining/Family Room

Double glazed bi-fold doors to rear garden with remote controlled blinds. Retracting glass atrium roof light. Recessed Sonos ceiling speakers. Down lighters. Tiled flooring.

Utility Room

Double glazed window to side. A range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink unit. Plumbing for washer/dryer and dish washer. Wall mounted Ideal gas boiler. Tiled flooring.

Landing

Double glazed window to side. Down lighters. Stairs to second floor. Doors to:-

Bathroom

Double glazed window to rear. A fully tiled newly installed luxury suite comprising: Paneled bath with glazed screen, mixer tap and shower. Vanity wall unit to include storage, mirror and wash hand basin. WC. Chrome heated towel rail. Down lighters.

Bedroom Two

Double glazed bay window to front with wooden louver shutters. Down lighters plus wall lights. Wood effect flooring.

Bedroom Three

Double glazed window to rear. Down lighters. Fitted wardrobes. Wood effect flooring.

Bedroom Four

Double glazed window to front. Wood effect flooring.

Master Loft Room

Juliet balcony to rear with two Velux windows to front. Down lighters and wall lights. Fitted wardrobes. Eves storage space. Wood effect flooring. Door to:-

En-Suite

Double glazed window to rear. A luxury fully tiled wet room with walk in shower and glazed screen. Over head monsoon shower and wall mounted detachable shower. Vanity wash hand basin. WC. Chrome heated towel rail. Extractor fan. Down lighters.

Garden Room

A timber built lodge providing home office/gym space with climate controlled air conditioning. Double glazed double doors and windows to front. Internal and external lighting with multiple power points. Separate door to storage compartment.

Garden

Large decked patio area and faux lawn with fencing to all boundaries. Pathway leading to side gate providing access to front.

Front/Parking

Block paved driveway with recessed lighting providing off street parking for two cars.

