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Walker &
Waterer

4 Montefiore Drive
Sarisbury Green SO31 7NG

OIEO £475,000





WALKER & WATERER are delighted to offer for sale this modern family home occupying an enviable corner plot with attractive views to the front.

01489 580800



No Onward Chain

2013 Built Detached Family Home with Attractive Views to the Front

Enviably Corner Plot

Reception Hallway with Wood Effect Flooring

Open Plan Kitchen/Dining Room with Integrated Appliances

Double Doors to the Patio Area

Separate Utility Room

Dual Aspect Lounge Opening Out to the Garden

Further Reception Room, Ideal for Playroom or Home Office

Ground Floor Cloakroom

Galleried Landing with Window Overlooking Mature Trees

Four Bedrooms, Three of Double Size

Master Bedroom Boasting En-Suite Shower Room

Fourth Bedroom Fitted with Bespoke Dressing Room Furniture

Three Piece Family Bathroom

Rear Garden Majority Laid to Lawn with Patio & Shed to Remain

Garage & Driveway Parking Located to the Side of the Property

Maintenance Charge Approx. £348 PA

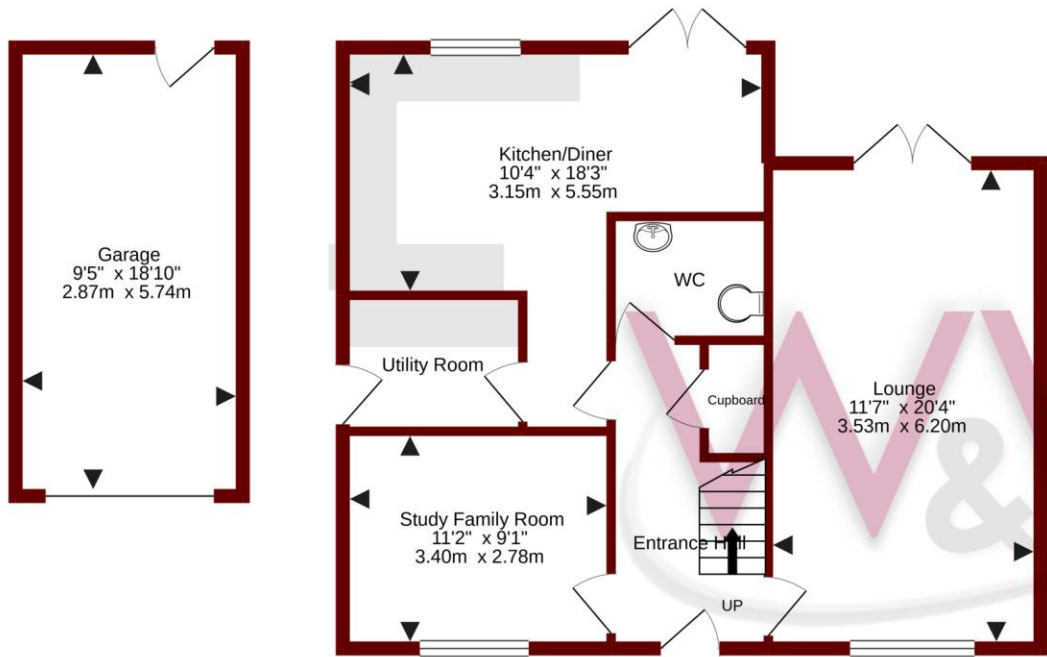
Freehold
Council Tax Band E
EPC Rating 79 88

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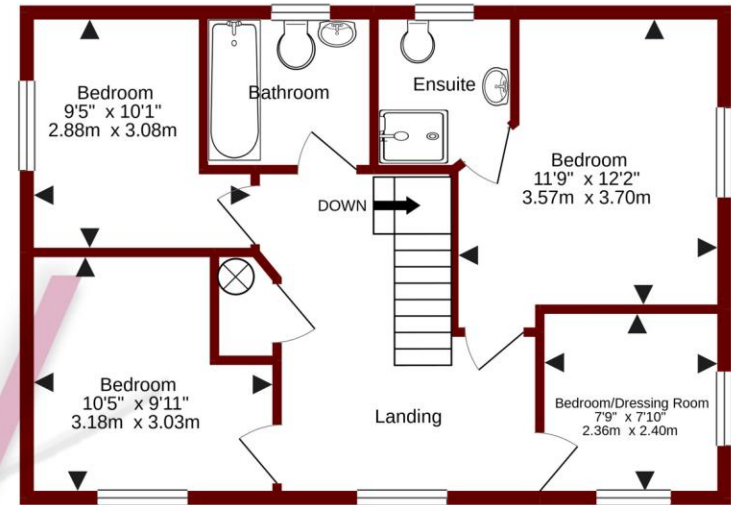
Montefiore Drive is situated in the popular 'Coldeast Way' development with local amenities of Park Gate and Locks Heath within walking distance, along with Swanwick train station.



Ground floor
862 sq.ft. (80.1 sq.m.) approx.



1st floor
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 sq.m.) 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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20e Bridge Road, Park Gate SO31 7GE

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E14 Whiteley Shopping Centre PO15 7PD

THE
GUILD
PROPERTY
PROFESSIONALS

Viewings strictly by appointment.

For any mortgage advice please call one of our offices. Your home may be repossessed if you do not keep up repayments on your mortgage.

Walker & Waterer believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract. Please note at the time of inspection we were unable to check if the services and appliances were in working order. Any intending buyer must satisfy themselves with the condition and working order of such items and services and is advised to take the advice of his/her solicitor/surveyor.

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