



HIGH STREET | STETCHWORTH

*Family Home with No Chain, Walking Distance to Popular Primary School*

## HIGH STREET | STETCHWORTH

Guide Price £450,000 Freehold

### FEATURES

- No Chain
- Easy Access to Dullingham Train Station
- Walking distance to Kettlefields Primary School
- Easy Access to A11/A14
- Double Garage
- Requiring some modernisation
- Double Garage and ample parking
- Four reception rooms
- Awaiting EPC

### DESCRIPTION

Four bedroom detached family home positioned within a small cul-de-sac. Downstairs the property offers superb living accommodation with spacious lounge, dining room, study and conservatory, kitchen with separate utility room and downstairs WC. Upstairs the property offers four bedrooms, with en-suite to master and family bathroom. Ample off road parking and double garage, within walking distance to Kettlefields Primary School and village public house.

#### Porch

#### Entrance Hall

Galleried staircase leading to first floor.

#### Living Room 23'0" x 11'4" (7.02m x 3.45m)

Window to front aspect, feature fireplace and double doors leading to;



## ACCOMMODATION

### Conservatory 12'4" x 19'5" (3.75m x 5.92m)

Windows to three aspects, double doors leading to rear garden. Ceiling fan and light.

### Dining Room 11'2" x 8'11" (3.40m x 2.72m)

Double doors opening into lounge and window to rear into conservatory.

### Kitchen 13'0" x 8'11" (3.97m x 2.72m)

Wide selection of wall and base units, double eye-level oven with grill, electric hob with extractor over. Free standing dishwasher and drinks fridge. 1 1/2 bowl sink with drainer and window to rear aspect. Door to;

### Utility Room 8'1" x 6'8" (2.46m x 2.03m)

Window to side aspect and door leading to garden. Oil fired boiler. Wall storage units and work surface with plumbing and washing machine below.

### WC

Low level WC and hand wash basin. Window to side aspect.

### Study 7'10" x 7'3" (2.40m x 2.22m)

Window to front aspect, storage cupboard housing consumer unit.

### First Floor Landing

Airing cupboard housing hot water cylinder. Window to front aspect.

### Master Bedroom 12'0" x 14'1" (3.65m x 4.29m)

Window to rear aspect, selection of fitted wardrobes and draw units.

### En-suite

Shower cubicle, low level WC and hand wash basin. Window to rear aspect.

### Bedroom 2 10'9" x 11'4" (3.27m x 3.45m)

Window to front, door to:

### Bedroom 3 7'3" x 11'9" (2.20m x 3.57m)

Window to front, door.

### Bedroom 4 8'1" x 11'9" (2.46m x 3.57m)

Window to side, window to rear, wardrobe, door to:

### Bathroom 7'3" x 8'8" (2.21m x 2.64m)

Four-piece bathroom suite comprising of bath, separate shower cubicle, low level WC and hand wash basin. Heated towel rail and window to side aspect.

### Outside

Approached via gravel driveway with ample off-road parking. Front garden is mainly laid to lawn and bordered with mature shrubs. Gated access to enclosed rear garden mainly laid to lawn with hard standing path and seating area. UPVC oil tank and a variety of shrubs.

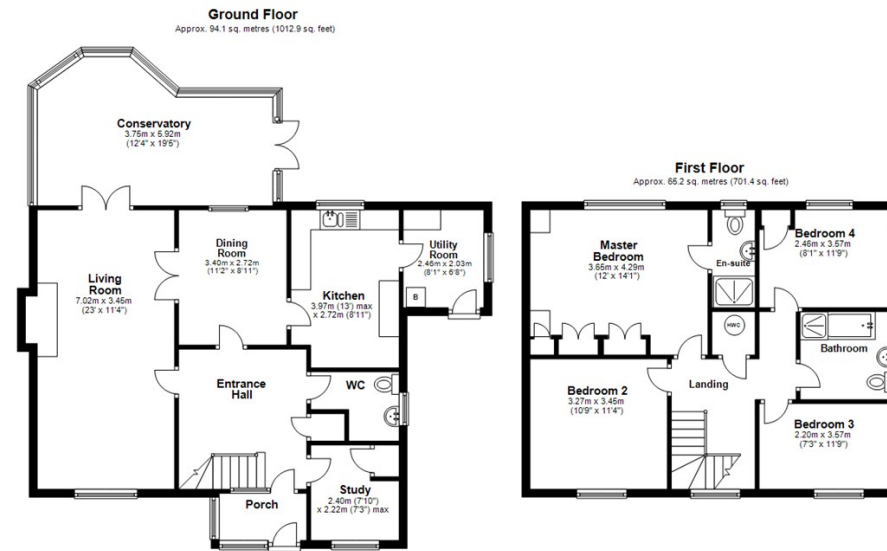
### Double Garage

With up and over doors.









Total area: approx. 159.3 sq. metres (1714.2 sq. feet)

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**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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

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