



Total area: approx. 186.6 sq. metres (2008.9 sq. feet)



MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of Messrs.Wright-Manley has any authority to make any representation whatever in relation to this property.

Located in HARTFORD this superb semi-detached family home which has been described as a 'Tardis' needs to be viewed to really appreciate the size of the space, and the bight airy rooms which are full of light. It has been well maintained and thoughtfully renovated – keeping as many of the original features as possible which includes a call bell system for a housekeeper! The living space on the second floor could easily be made into a self-contained flat, with the addition of a small kitchenette, and provides excellent opportunities for teenagers who want their own space and independence. Internally: The accommodation that includes entrance porch, entrance hallway, WC, dining room, lounge and breakfast kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom and to the second floor there are two further bedrooms and a large walk in wardrobe plus a shower room with toilet. Further storage is provided within 3 carpeted roof spaces – the largest being approxi

INTRODUCTION

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ENTRANCE PORCH

Accessed via double entrance door. Tiled floor. Wooden entrance door leading to the hallway.

ENTRANCE HALLWAY

Accessed via front entrance door with windows to both sides. Stairs to first floor. Wooden Flooring. Radiator. Doors to lounge, dining room, kitchen & WC.

DINING ROOM

16'2" x 11'1" (4.95 x 3.40)

Double glazed bay window to the front elevation. Wooden flooring. Radiator. Picture rail.

LOUNGE

16'7" x 12'2" (5.08 x 3.73)

Double glazed French doors to the rear elevation with windows to both sides. Wooden flooring. Feature fireplace housing wood burning stove. Picture rail. Radiator.

DOWNSTAIRS WC

5'1" x 4'9" (1.57 x 1.45)

Fitted with a two piece suite including low level WC and wash hand basin. Storage cupboard. Part tiled walls. Double glazed window to the side elevation.

KITCHEN DINER

23'3" x 13'3" into bay0'0" (7.11 x 4.04 into bay0.00)

Fitted with a range of wall, drawer and base units with work surfaces above. Inset Belfast sink with mixer tap. Space for Washing Machine, Tumble Dryer, Dishwasher, Under counter Fridge & American Fridge Freezer. Space for Range cooker. Inset spotlights. Radiator. Double glazed windows to the side and rear elevation. Side entrance door to the rear garden.

LANDING

Double glazed windows to the front & side elevation. Stairs to second floor landing. Radiator.

MASTER BEDROOM

16'0" x 12'2" (4.90 x 3.73)

Double glazed window to the rear elevation. Radiator. Feature fireplace with tiled hearth.

BEDROOM TWO

12'7" x 11'1" (3.86 x 3.40)

Double glazed bay window to the front elevation. Radiator.

BEDROOM THREE

9'8" x 8'0" (2.95 x 2.46)

Double glazed window to the rear elevation. Radiator.

BATHROOM

10'2" max x 7'8" (3.10 max x 2.34)

Fitted with a four piece suite which includes: low level WC, wash hand basin, panelled bath and shower cubicle. Two windows to the rear elevation. Tiled walls. Radiator. Inset spotlights.

SECOND FLOOR LANDING

Double glazed window to the side elevation. Storage cupboard.

BEDROOM FOUR

11'3" x 9'1" (3.45 x 2.77)

Sky light to the front elevation. Radiator.

BEDROOM FIVE

Sky light to the rear elevation. Radiator.

SHOWER ROOM

Fitted with a three piece suite which includes: low level WC, wash hand basin and shower cubicle. Storage area. Radiator. Extractor fan. Double glazed window.

EXTERNALLY

To the front elevation there is a gravelled driveway with mature planting border. Side access gate leads to the rear elevation where there is an enclosed garden with paved patio area and superb vegetable plot (please note the current owners are

happy to remove this and lay turf instead) two outdoor sockets and outdoor tap.

EXTERNAL OUTBUILDING

Workshop: 19ft 6 x 7ft 4 - Power & Light (currently not connected)

Potting Shed: 7ft 6 x 6ft 5