



- Fantastic Troopers Hill Location
- Three Bedroom Family Home
- Off Street Parking & Garage

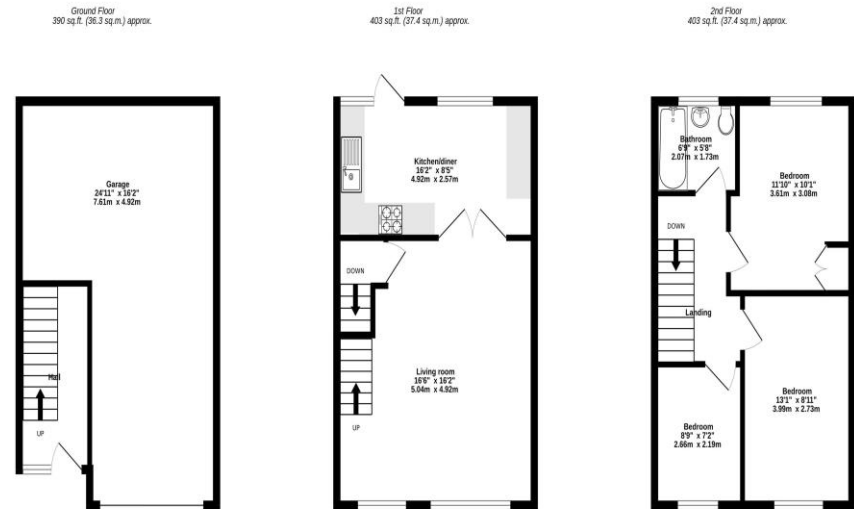
- Kitchen Diner
- Lounge With Green Views
- DG & GCH

Parks estate agents are pleased to offer for sale this much loved three bedroom family home located in a very popular spot overlooking the fabulous Troopers Hill Nature Reserve. The property is in an enviable position as the large lounge windows overlook this wonderful green space, you can watch the seasons change from the comfort of your home.

Accommodation is arranged over three floors; on the ground floor you have the entrance hallway and stairs leading to the first floor. On the this floor you will discover a wonderful full width living room with large windows offering a lovely leafy view and great light. Double doors lead to the kitchen/dining room with access to the rear garden.

To the second floor there are two double bedrooms and third single bedroom which is currently set up as a study. There is also a modern family bathroom and access to loft space. Externally at the front of the property you have the huge benefit of off street parking leading to a spacious garage.

Neighbouring properties have converted these garage spaces to additional reception room/bedroom, so subject to required planning consents there is potential to offer additional living space. This property also benefits from double glazing and gas central heating.



TOTAL FLOOR AREA: 1196 sq ft (111.1 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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Please note:

1. The photographs may have been taken using a wide angle lens.
2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular interest to you.
3. We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
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5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.