

# SNELLERS

ESTATE AGENTS



**York Road, TW11**

**£915,000**

A fantastic four bedroom, three bathroom family house situated in a popular residential street. The house offers over 1,200 sq.ft of living space set over three floors having been the subject of extensive re-modelling by the current owners to provide a fantastic example of contemporary living.



On the ground floor there is a small entrance lobby, leading into the front reception room. This room has oak flooring, windows with fitted shutters to the front and a fireplace. This room leads into the second reception room/snug. This room also has oak flooring and plenty of space to sit and relax with your family. The kitchen/breakfast room has been extended, and has a range of contemporary units with stone countertops. This room has a window overlooking the garden, skylight windows and French doors leading onto the garden.

On the first floor there is a spacious double bedroom with a luxurious en-suite shower room. There is a further bedroom with fitted wardrobes on this floor and a family bathroom too. On the top floor there are two further bedrooms and another shower room.

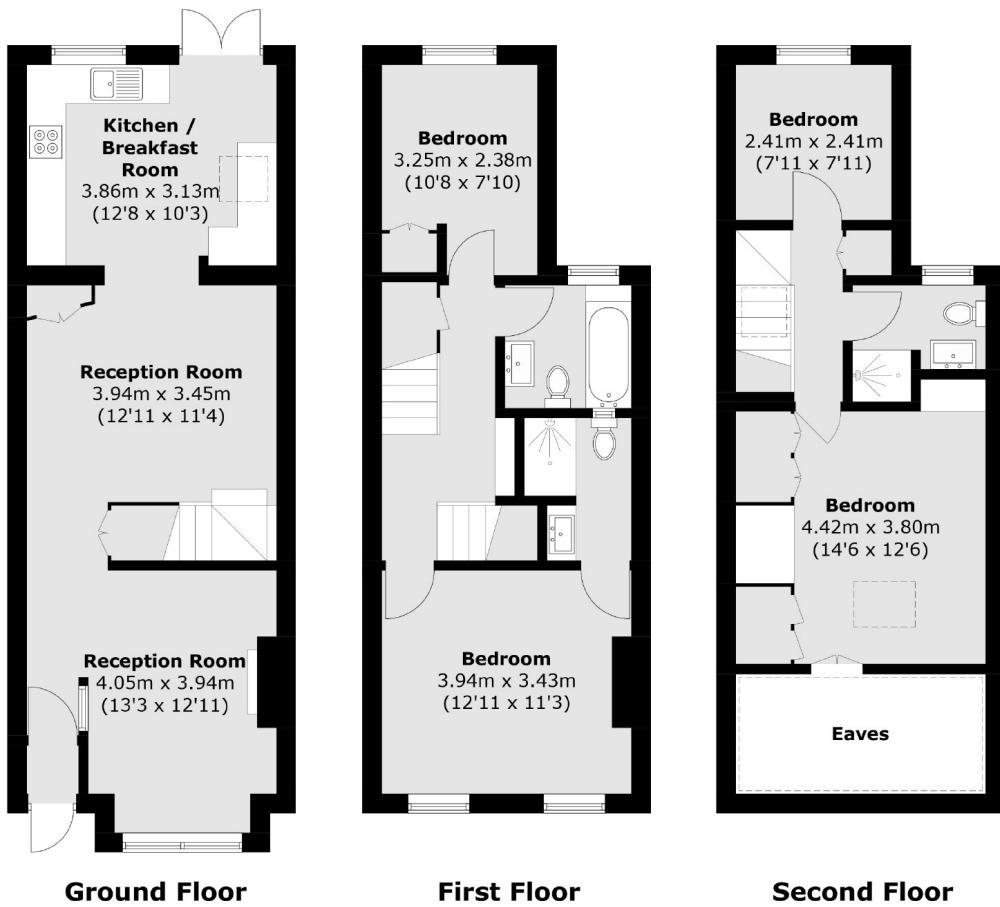
Externally, there is a truly delightful rear garden, which has been landscaped by the current owners. There is a paved terrace to the house itself, and an area of artificial turf with raised flower & shrub beds. There is also a terrace at the bottom of the garden, with built -in seating and a bike store/garden shed.

York Road runs between Stanley Road and Elmtree Road and 0.5 miles from Fulwell Station. The house is close to several reputable schools, with St Mary and St Peters CoE School, Stanley Primary School and Waldegrave School nearby.



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Total area (approx.): 114 sq. m (1,227.0 sq. ft)  
(Excluding Eaves)

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