

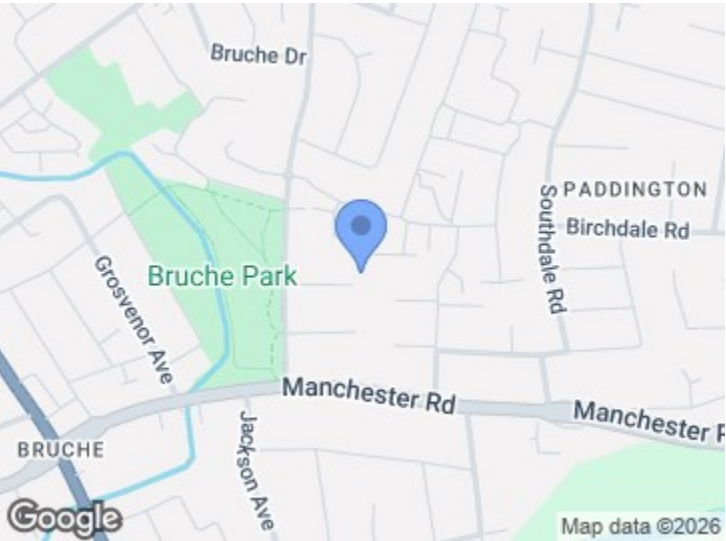
Paddington



Location

This traditional three bedroom semi-detached home features a larger than average private rear garden. Approached via wrought iron gates with established front garden, a storm porch and PVC frosted front door opens into the welcoming entrance hallway with feature arch and convenient storage cupboard. Comprising Lounge with bay window, dining room & sitting room, morning room with bay window, under stairs store and kitchen with integrated appliances. The first floor comprises three bedrooms, a family bathroom and separate W.C.

The rear garden is established with a range of evergreen shrubbery, fenced borders and gated access to the front elevation. There is a larger than average garage with further utility room and store room.

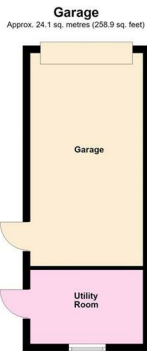


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Total area: approx. 140.4 sq. metres (1510.9 sq. feet)



CUL-DE-SAC LOCATION | SUPER REAR GARDEN | GROUND FLOOR EXTENSION | DETACHED GARAGE & UTILITY This traditional period semi-detached home occupies an enviable plot with larger than average rear garden, detached garage and off-road parking. Comprising driveway with detached garage, entrance hallway with storage, lounge with feature bay window, extended dining room, morning room and separate kitchen. The first floor provides a landing, three bedrooms, W.C and family bathroom.

Paddington Birch Grove



Accommodation

Entrance Hallway

12'1" x 4'3" (3.7m x 1.3m)

Accessed via a frosted PVC front door, the hallway features wood-effect flooring, ceiling light, central heating radiator, feature arch and cloaks cupboard housing the electric consumer unit.

Lounge

13'9" x 11'9" (4.2m x 3.6m)

Entered through a panelled glass door, this room includes a bay window fitted with PVC shutters, a granite fire surround with an electric fire, ceiling coving, and a central heating radiator.

Dining Room & Sitting Room

19'10" x 11'10" (6.06m x 3.63m)

This combined space features a traditional fire surround with a marble hearth, ceiling rose, and coving, leading into a sitting area with wall-mounted lights, central heating radiators, and PVC double-glazed doors and windows opening to the rear patio.

Morning Room

9'6" x 7'10" (2.9m x 2.4m)

PVC double-glazed bay window to the side elevation, access to under stairs storage, central heating radiator and access too:

Kitchen

13'9" x 7'10" (4.2m x 2.4m)

Modern fitted with matching eye and base level units complimented with quartz-effect work surfaces, tiled flooring and part tiled walls, integrated Bosch fridge, 'Neff' electric hob and 'Neff' oven, stainless steel one and a half bowl sink with drainer, and space for both a dishwasher and washing machine. PVC Door opening onto the rear garden.

First Floor

Landing

6'10" x 6'6" (2.1m x 2m)

A handrail leads to a recessed first-floor landing with frosted PVC window to the side elevation, ceiling light and loft access.



Bedroom One

13'9" x 11'9" (4.2m x 3.6m)

Feature bay with PVC double glazed windows accompanied with shutters, chimney breast, ceiling light and central heating radiator.

Bedroom Two

12'9" x 11'9" (3.9m x 3.6m)

PVC window to the rear elevation, ceiling light and a central heating radiator.

Bedroom Three

7'10" x 6'10" (2.4m x 2.1m)

PVC Window to the front elevation, central heating radiator and ceiling light.

W.C

Wood effect flooring with part tiled walls, low level W.C, frosted PVC Double glazed window to the side elevation and ceiling light.

Bathroom

6'6" x 6'2" (2m x 1.9m)

Panelled bath with hot and cold taps & electronic Triton 'Cara' thermostatic shower, frosted PVC window to the side-elevation, airing cupboard housing a 'Baxi' combi boiler.

Outside

The exterior features a detached garage with a 'space-saver' door, light and power points. There is a separate utility room with low-level kitchen cabinetry, lighting and power points with frosted PVC window to the rear elevation.

The rear and side garden features a mix of flagged hardstanding areas, with a rear garden laid to lawn in the main complimented with fenced boundaries and established borders, containing a mix of conifers and evergreen shrubsbery.

Garage

Tenure

Freehold

Council Tax

Tax Band 'C'

