



Caxton View, £470,000

- Council Tax F
- Well presented family home
- Popular location
- Attractive rear garden
- Integral Garage and parking area
- EPC Rating: C



 4  2  2



About the property

Situated in a convenient and popular area. Well presented four bedroom detached property with integral garage and extensive parking area. Updated internal features have enhanced the overall finish.

Situated in a popular established area, with an attractive enclosed lawned garden to rear having paved patio adjacent to the back of the house, ideal for entertaining, also offering a degree of privacy. The property is beautifully maintained and well presented both externally and internally. The accommodation has been updated with most ceilings skimmed providing superb smooth finish. Reception Hall and Cloakroom. Sitting Room with recessed bay window to front aspect, feature fireplace with coal effect gas fire, with matching hearth and inset, with wooden surround, contemporary wood effect flooring. Modern Kitchen with range of gloss fronted units and Breakfast Area, opening through to Utility Room. Dining Room with glazed door leading out to rear lawned garden. On the first floor; principal Bedroom with built-in wardrobes and En-suite Shower Room, three further generous Bedrooms and a Bathroom. Integral Garage with extensive double driveway parking to front and adjacent to this is an additional hard standing area.





Accommodation

Reception Hall

Cloakroom

Sitting Room

16' x 12' extending to 13' 7" into bay (4.88m x 3.66m extending to 4.14m into bay)

Dining Room

9' 8" x 8' 8" (2.95m x 2.64m)

Kitchen/Breakfast Room

16' 3" x 9' 8" (4.95m x 2.95m)

Utility Room

7' 5" x 5' 5" (2.26m x 1.65m)

First Floor

Bedroom One

13' 1" x 11' 5" (3.99m x 3.48m)

Ensuite Shower Room

Bedroom Two

10' 8" x 10' (3.25m x 3.05m)

Bedroom Three

9' 4" x 7' 7" (2.84m x 2.31m)

Bedroom Four

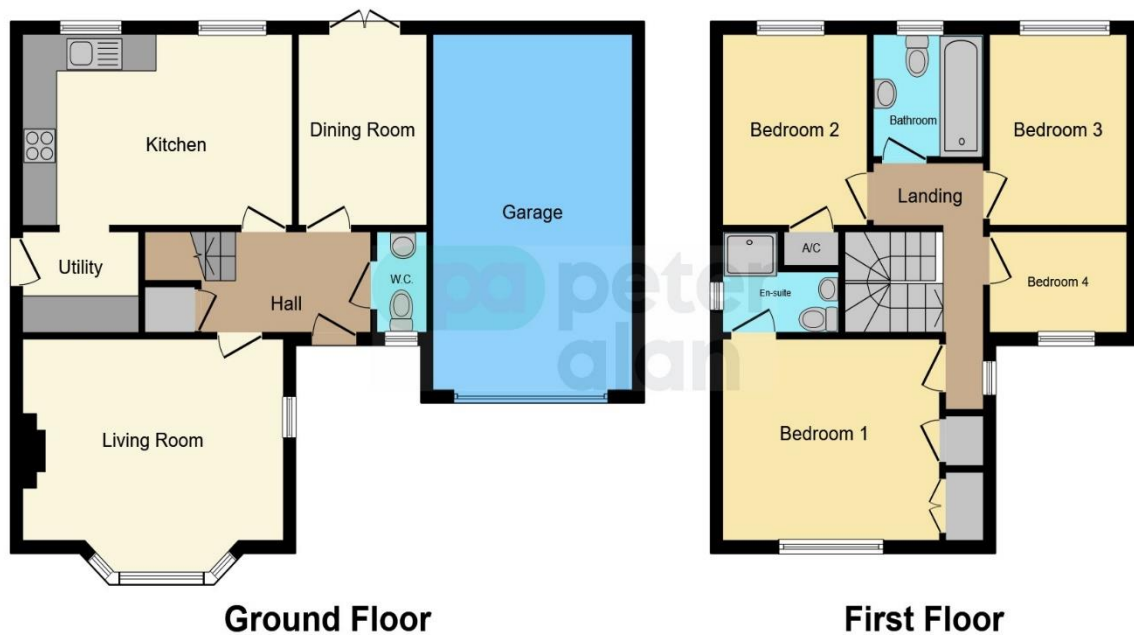
9' 2" x 7' (2.79m x 2.13m)

Bathroom

Garage

17' 7" x 9' 5" max (5.36m x 2.87m max)

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.