



## Brookfield Road, offers in excess of £200,000

- Highly sought-after location
- Two spacious reception rooms
- Transport Links
- Local Amenities
- Front and Rear Garden
- Driveway and Garage to rear
- Reputable local schools nearby
- EPC Rating: Awaited



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## About the property

I am thrilled to present this exceptional semi-detached house for sale, situated within a highly sought-after location. This property promises a blend of comfort and convenience, making it a perfect dwelling for any discerning buyer.

Well-maintained and in good condition, the house boasts an inviting and versatile layout. It features two spacious reception rooms, perfect for entertaining or relaxing, alongside a well-appointed kitchen, catering to all your culinary needs. The property benefits from three generously sized bedrooms and a modern bathroom, offering ample space and privacy for all members of the household.

One of the standout features of this property is the practical single garage and additional parking facilities, ensuring secure and convenient parking for residents.

The property is ideally located, offering fantastic public transport links and is in close proximity to a range of local amenities. Notably, the house is also within the catchments area of reputable local schools, making it an excellent choice for families.





## Accommodation

### Entrance Hallway

### Stairs To First Floor Landing

### Lounge

11' 4" Max x 12' 7" ( 3.45m Max x 3.84m )

### Dining Room

9' 5" Max x 7' 8" ( 2.87m Max x 2.34m )

### Kitchen

9' 5" x 8' 5" ( 2.87m x 2.57m )

### Bedroom One

11' 4" Max x 11' 1" Max into door recess ( 3.45m  
Max x 3.38m Max into door recess )

### Bedroom Two

9' 8" x 11' 4" Max ( 2.95m x 3.45m Max )

### Bedroom Three

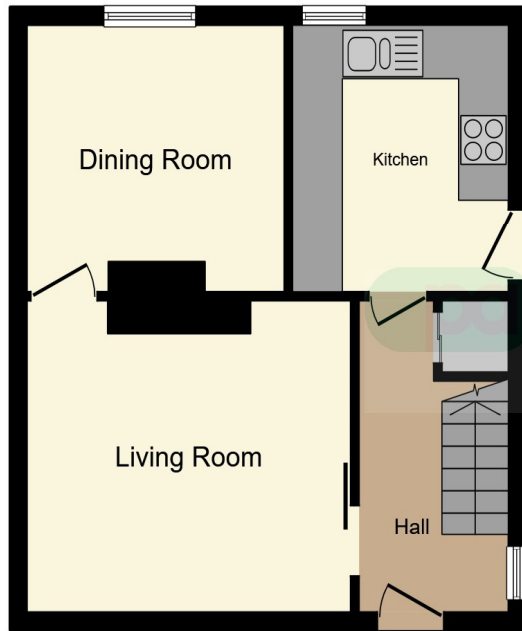
8' 2" Max x 9' 1" Max ( 2.49m Max x 2.77m Max )

### Outside

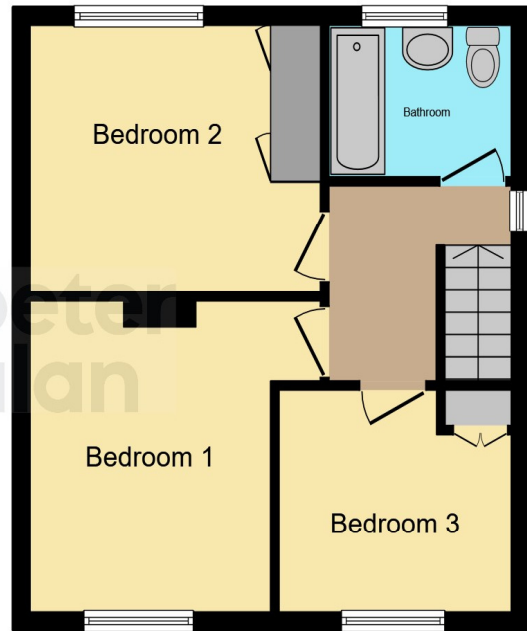
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## Floorplan



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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