



Sycamore Crescent, £425,000

- COUNCIL TAX BAND - E
- CUL-DE-SAC LOCATION
- EXTENDED
- SHOW HOME CONDITION
- 5 BEDROOMS - 3 RECEPTION ROOMS - STUDY
- DRIVEWAY FOR MULTIPLE VEHICLES & GARAGE
- CLOSE TO LOCAL AMENITIES - SHOPS,



 5  2  2



About the property

SHOW HOME CONDITION - CUL-DE-SAC LOCATION -
5 BEDROOMS & STUDY - 3 RECEPTION ROOMS -
LARGER THAN AVERAGE REAR GARDEN.

Situated in a quiet street, close to local amenities;
parks, shops, popular school catchment, public
transport routes, easy access to link roads leading
to M4 corridor.

Accommodation

Entrance Hallway

Cloakroom

Study

14' max x 8' 11" max (4.27m max x 2.72m max)

Previously the garage, carpeted flooring, window to front.

Lounge

19' 8" max x 12' 7" max (5.99m max x 3.84m max)

Carpeted flooring, fireplace, large window.

Dining Room

19' 3" max x 11' 4" max (5.87m max x 3.45m max)

Laminate flooring, skylights, French doors to rear.

Kitchen

19' 7" max x 9' 2" max (5.97m max x 2.79m max)

Newly renovated kitchen with integrated appliances, tiled flooring, open
plan to dining room.



Utility Room

8' 2" max x 8' 1" max (2.49m max x 2.46m max)

Tiled flooring, space for washing machine and tumble drier, sink, door to side.

Snug

13' 5" max x 11' 5" max (4.09m max x 3.48m max)

Wood laminate flooring, two skylights.

Bedroom One

14' 4" max x 14' 1" max (4.37m max x 4.29m max)

Carpeted flooring, window, Juliet balcony.

Ensuite Shower Room

Walk-in shower, W.C., wash hand basin, window.

Bedroom Two

12' 8" max x 9' 3" max (3.86m max x 2.82m max)

Carpeted flooring, window to front.

Bedroom Three

13' 4" max x 9' 2" max (4.06m max x 2.79m max)

Carpeted flooring, fitted storage, window to rear.

Bedroom Four

8' 4" max x 8' plus wardrobes (2.54m max x 2.44m plus wardrobes)

Carpeted flooring.

Bedroom Five

7' 8" max x 7' 5" max (2.34m max x 2.26m max)

Carpeted flooring, window to rear.

Bathroom

Window, W.C., wash hand basin, towel rail/radiator.

Outside

Larger than average driveway for multiple vehicles.

Rear Garden

Larger than average rear garden, lawn, patio area.

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Floorplan



Important Information

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