



For Sale

Freehold

Heathleigh Drive, Langdon Hills, £425,000

VERY SOUGHT AFTER LOCATION, BACKING CONSERVATION WOODLAND, DETACHED FOUR BEDROOMED HOUSE IN NEED OF MODERNISATION, REDECORATION ETC. FOUR GOOD BEDROOMS, EN-SUITE SHOWER ROOM TO MASTER, FAMILY BATHROOM. 27' 10 LOUNGE/DINING ROOM. KITCHEN WITH RANGE OF OAK UNITS, SEPARATE UTILITY ROOM, OWN DRIVE TO INTEGRAL GARAGE, OFF-STREET PARKING FOR UP TO TWO VEHICLES, GAS CENTRAL HEATING, NO ONWARD CHAIN.

Tiled canopy porch entrance, ornate entrance door with central oval leaded glazed panel to

#### DEEP ENTRANCE HALL

With radiator in an ornate cabinet, dado rail, coved cornice to ceiling, plaster niche, access door to garage.

#### GROUND FLOOR CLOAKROOM

Fully tiled walls, with low flush wc., hand basin, radiator, leaded glazed window.

#### IMPRESSIVE LOUNGE/DINER

27' 10" x 12' 4" (8.48m x 3.76m) narrowing to 9' 11"

With two radiators, one in an ornate cabinet, plaster niche, double glazed leaded window. Brick fireplace with fitted gas fire (not tested), aluminium patio door to conservatory

#### KITCHEN

11' 4" x 8' 8" (3.45m x 2.64m)

With a range of oak units comprising base units with drawers and cupboards beneath, inset one and quarter bowl sink unit, mixer taps, space for cooker with ornate extractor hood in a cowl over, integrated dishwasher, radiator. Range of wall cupboards, fully tiled walls, leaded rear elevation window, door to:

#### UTILITY ROOM

8' 3" x 5' 7" (2.51m x 1.7m)

With leaded rear elevation window, range of oak units comprising stainless steel sink unit, worktop, plumbing for automatic washing machine, wall cupboards. Fully tiled walls, half glazed leaded door to exterior. Access to very deep airing cupboard with copper cylinder.

Staircase from hall with half landing with adjacent Upvc double glazed leaded window to:

#### GOOD SIZE LANDING

With access to loft

#### BEDROOM ONE

12' 5" x 11' 5" (3.78m x 3.48m) plus door recess

With double glazed leaded window, radiator in an ornate cabinet. Range of fitted wardrobe cupboards to one wall with mirrored sliding doors. Door to

#### EN-SUITE SHOWER/WC

With fully tiled shower cubicle with glazed door, hand basin, close coupled low flush wc., extractor fan, fitted wall strip light and shaver point.





## BEDROOM TWO

11' 10" x 11' 10" (3.61m x 3.61m)

With double glazed leaded window, radiator, coved cornice to ceiling.

## BEDROOM THREE

12' 5" x 8' 6" (3.78m x 2.59m)

With radiator in an ornate cabinet, leaded glazed rear elevation window. Two single fitted wardrobe cupboards with central bed recess and cupboards over, coved cornice to ceiling.

## BEDROOM FOUR

12' 5" x 7' 3" (3.78m x 2.21m)

Radiator in an ornate cabinet, leaded glazed window, fitted triple wardrobe unit with end display shelves.

## FAMILY BATHROOM

Tri-coloured suite comprising panelled bath with side mixers and shower over and sliding glazed screen, hand basin set in vanity unit with cupboard beneath and mixer taps, close coupled low flush wc., Upvc double glazed leaded window, radiator/towel rail, fully tiled walls

## EXTERIOR

Own brick paved driveway with off-street parking for two vehicles to an

## INTEGRAL GARAGE

16' 5" x 7' 9" (5m x 2.36m)

With up and over door, light, power points, a wall mounted Vaillant modern central heating boiler (not tested). Side personal door to hallway

## GARDENS

Good size front garden bounded by established trees and shrubs, exterior light etc. Two side entrance gates to a secluded and unoverlooked rear garden backing onto conservation area, small patio, numerous shrubs etc. timber garden shed.

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