



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

A J Eyre and Sons are delighted to bring to market this well presented THREE BEDROOM SEMI DETACHED CHALET BUNGALOW in Denmead. Benefitting modern kitchen, spacious lounge / dining room, conservatory overlooking the well tended rear garden, driveway and garage, cul de sac location.

## Entrance

Double glazed front door leading to the Entrance Hall.

## Entrance Hall

Radiator, coved and smoothed ceiling, doors to bedroom and bathroom.

## Lounge / Dining Room

W: 11' 3" x L: 33' 8" (W: 3.44m x L: 10.26m)

(Overall maximum measurements). Double glazed window to front aspect, sliding patio doors to conservatory, feature "media wall" with inset wall mounted electric living flame effect fire (negotiable), two radiators, stairs to the first floor, coved and smoothed ceiling, door to Kitchen.

## Kitchen

W: 7' 10" x L: 11' (W: 2.39m x L: 3.36m)

Modern matching range of wall and base units complemented with work surfaces over incorporating white sink unit with mixer tap and drainer, electric induction hob with extractor canopy over and electric oven below, space and plumbing for dishwasher and washing machine, space for fridge / freezer, (all white goods negotiable) wall mounted fitted microwave, tiled splashback, double glazed windows to front and side aspects, smoothed ceiling with pin spot downlighting.

## Conservatory

W: 10' 9" x L: 8' 1" (W: 3.27m x L: 2.47m)

Double glazed windows to side and rear aspects, double glazed French doors to garden, double glazed sliding patio doors to dining room, lighting and power points, laminate tiled effect flooring.

## Bedroom One

W: 9' 6" x L: 11' 11" (W: 2.89m x L: 3.63m)

Double glazed windows to side and rear aspects, radiator, coved and textured ceiling.

## Bathroom

W: 5' 6" x L: 7' 10" (W: 1.68m x L: 2.39m)

White suite comprising panelled bath with mixer tap, wall mounted shower and shower screen, close coupled low level wc, wash hand basin set in vanity unit, radiator, tiled to principle areas, double glazed obscured window to side aspect, smoothed ceiling.

## FIRST FLOOR

Landing providing access to bedrooms two and three.

## Bedroom Two

W: 13' 10" x L: 12' 2" (W: 4.2m x L: 3.71m)

(Overall maximum measurements). Double glazed window to front aspect, radiator, eaves storage cupboard.

## Bedroom Three

W: 11' 1" x L: 9' 11" (W: 3.39m x L: 3.02m)

(Some restricted head room) Velux style window to rear aspect, radiator, eaves storage cupboard.

## OUTSIDE

Frontage benefits from extensive driveway providing off road parking all down the side of the property leading to the detached garage, the remainder of the frontage is laid with lawn, feature brick wall serving the boundary. The well tended rear garden boasts an extensive patio / seating area with steps leading to the raised tended lawn, covered pergola / potting area, gated side access, personal door leading to the garage.

## Garage

W: 8' 3" x L: 17' 5" (W: 2.52m x L: 5.32m)

Up and over door to the front, personal door to the garden, power and lighting.

