

Holingues

St Sampson



Cranfords are delighted to offer Holingues to the local market. Ideally situated just minutes from the bridge and a stone's throw from Delancey Park, this well-presented home enjoys a highly convenient location while offering excellent living space both inside and out. The property benefits from a generous side garden and two allocated parking spaces. Over the years, the current owners have thoughtfully improved and developed the home, including a recent extension completed only a few years ago. This addition has created spacious and versatile accommodation, with the potential to convert the dining room into a fourth bedroom if desired. On the first floor, there are two bedrooms, including a well-proportioned double, along with a shower room. The top floor offers stunning island and rooftop views, enjoyed from the office and bathroom, which lead through to the impressive master bedroom. Viewing is highly recommended to fully appreciate everything Holingues has to offer.

- ✓ 3 Bedrooms
- ✓ Short Stroll To The Bridge
- ✓ Private Parking For 2 Vehicles
- ✓ Side Garden
- ✓ Generous Sized Accommodation
- ✓ LR3175
- ✓ 2 Bathrooms
- ✓ Ideal Family Home
- ✓ Modern & Light Rooms Throughout
- ✓ New Water Cylinder 2025 & Boiler 2023
- ✓ TRP 130

Accommodation

Ground Floor

Entrance Hall

12' 0" x 4' 0" (3.66m x 1.22m)

Lounge

18' 0" x 12' 0" (5.49m x 3.66m)

Kitchen

Appliances include 4 ring Electrolux hob, AEG double oven, Hoover fridge/freezer, Hotpoint washing machine & Whirlpool dish washer.

12' 0" x 8' 0" (3.66m x 2.44m)

Dining Room

14' 0" x 11' 6" (4.27m x 3.51m)

First floor

Bedroom 2

Max.

12' 0" x 11' 0" (3.66m x 3.35m)

Shower Room

8' 0" x 4' 0" (2.44m x 1.22m)

Second Floor

Landing/Office

Max.

13' 0" x 8' 0" (3.96m x 2.44m)

Master Bedroom

Max.

13' 0" x 12' 0" (3.96m x 3.66m)

Bathroom

Max.

12' 0" x 4' 0" (3.66m x 1.22m)



Services

Mains electricity, water and drainage. Gas central heating.

price includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

Possession

By arrangement.

Viewing

Strictly by appointment.

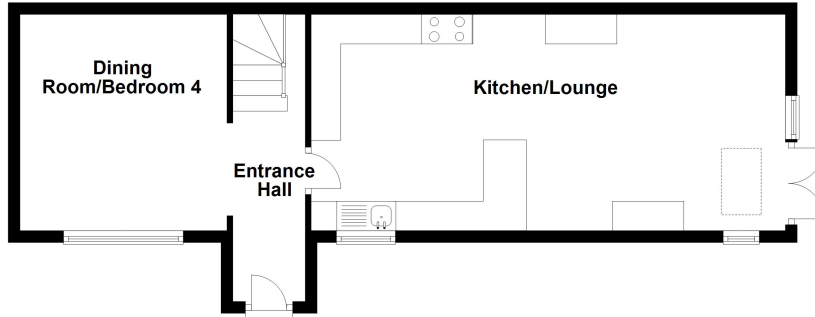
Please note

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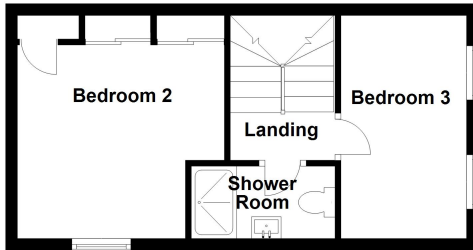
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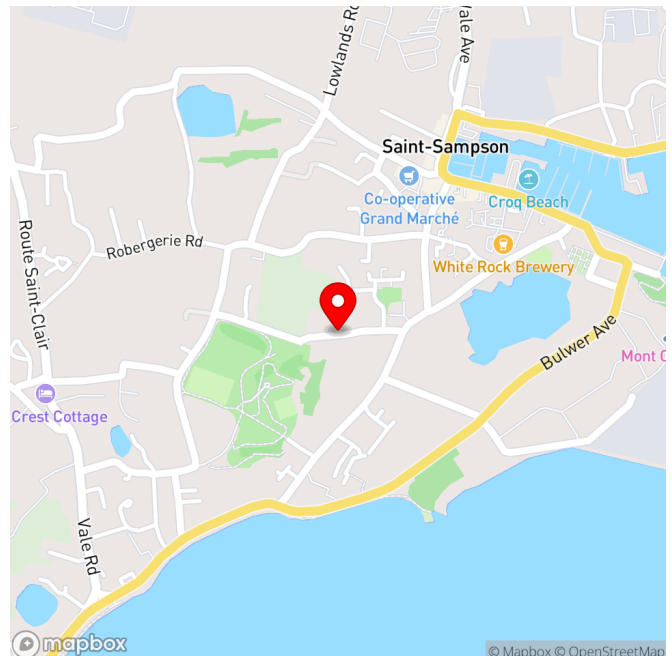
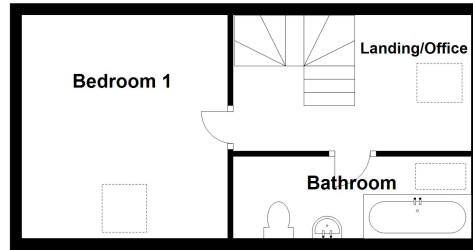
Ground Floor



First Floor



Second Floor



For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.



