

£864,000  
Freehold







### Features

- Ideal Family Home
- TRP 256
- Move-in Condition
- Scope To Create Extra Parking
- Beautiful Views Over Delancey Park
- Few Minutes Walk To The Bridge
- Separate Ground Floor W/C
- Generous Bedroom Sizes

### Summary of Property

Ideally located on Rue des Monts, just a stone's throw from the picturesque Delancey Park and a short stroll to the Bridge, this substantial semi-detached home offers generous living space across three floors. To the front of the property, there is private off-street parking for one vehicle, in addition to ample on-street parking nearby. Upon entering, you're welcomed by a warm and inviting family home atmosphere. The ground floor comprises a bright living room with a stylish working fireplace, a dining area with sliding doors opening onto a low-maintenance garden and workshop, a well-equipped kitchen, a convenient downstairs W/C, and a utility cupboard. The first floor hosts four well-proportioned bedrooms, all capable of accommodating double beds, alongside a family bathroom with a separate W/C. The top floor is dedicated to a spacious master bedroom, complete with fitted wardrobes, an en-suite shower room, and beautiful elevated views across Delancey Park. Early viewing is highly recommended to fully appreciate all that Manhattan has to offer.

## Room Descriptions

### Ground Floor

#### Entrance Hall

14' 5" x 12' 0" (4.39m x 3.66m) Max

#### Living Room

19' 0" x 18' 0" (5.79m x 5.49m)

#### Dining Area

#### Kitchen

11' 5" x 11' 0" (3.48m x 3.35m) Appliances include Belling 4 ring hob, Whirlpool oven, Candy washing machine, Hotpoint tumble dryer, Hotpoint dish washer, Hoover fridge/freezer & Belling extractor fan.

#### Separate W/C

6' 0" x 2' 5" (1.83m x 0.74m)

#### Utility

### First Floor

#### Bedroom 5

10' 0" x 8' 0" (3.05m x 2.44m)

#### Bedroom 4

11' 0" x 9' 5" (3.35m x 2.87m)

#### Bedroom 3

11' 0" x 8' 0" (3.35m x 2.44m)

#### Bedroom 2

15' 0" x 11' 0" (4.57m x 3.35m)

#### Bathroom

8' 0" x 5' 0" (2.44m x 1.52m)

#### Separate W/C

8' 0" x 3' 0" (2.44m x 0.91m)

### Second Floor

#### Master Bedroom

20' 0" x 20' 0" (6.10m x 6.10m)

#### En-Suite Bathroom

8' 0" x 6' 0" (2.44m x 1.83m)

### Services

Mains electricity, water and drainage. Gas central heating.

### Price Includes

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





## Material Information

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

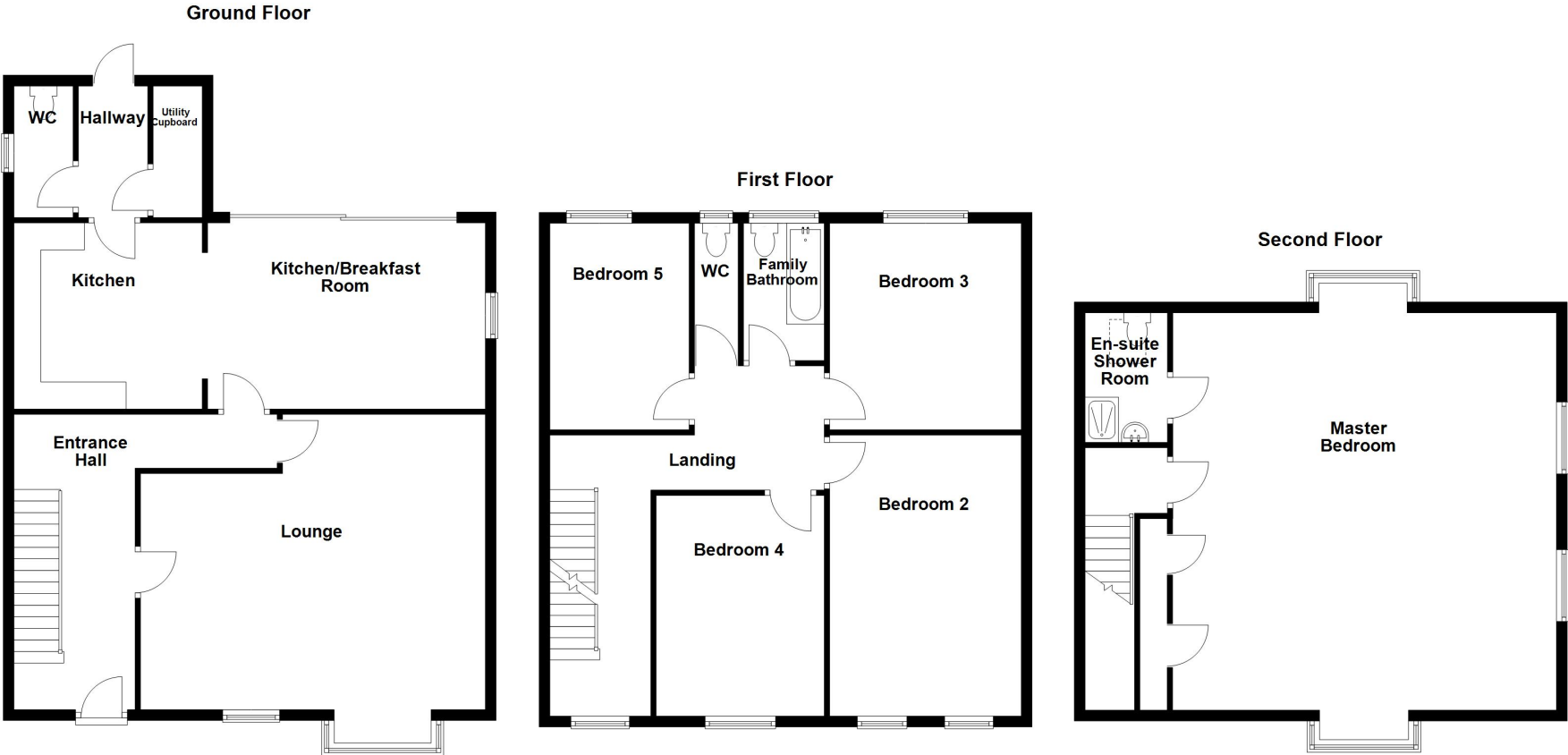
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



Floorplan



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