

£699,000



Cranfords
Estate Agents



Features

- Potential For A Wing
- Ideal Family Home
- Generous Living Space
- Large Garden
- Move-In Condition
- Scope To Create Extra Parking
- Parking For 2 Vehicles
- Chain Free
- TRP 157
- LR3288

Summary of Property

Cranfords are delighted to offer La Fourmiliere to the local market, this charming property is tucked away in a peaceful lane just off Les Ozouets Road. The property consists of parking for two vehicles, with the potential to expand the parking area should you require additional space. Upon entering, you are welcomed by a generous front porch, providing good space for coats and shoes. From here, a door leads into the spacious L-shaped lounge/diner, which benefits from a conservatory that extends the living space further, creating an ideal area for both relaxation and entertaining. The dining room flows into a well-sized kitchen, with an adjacent utility room featuring plumbing for a washing machine. Additionally, there is a separate W/C, and a versatile room that could serve as a fourth double bedroom or, with the necessary permissions, be converted into a small self-contained unit. Upstairs, the first floor is home to two good-sized double bedrooms and the family bathroom, ensuring comfort and practicality for everyday living. Externally, the property is complemented by a generously sized garden, featuring a large lawn, a greenhouse, and a decked area perfect for outdoor activities and al fresco dining. This delightful home offers a fantastic opportunity for those seeking a peaceful yet well-connected location. Call Cranfords on 01481 243878 to book your viewing today!

Room Descriptions

Ground Floor

Porch

7' 0" x 4' 0" (2.13m x 1.22m)

Lounge/Diner

20' 0" x 22' 5" (6.10m x 6.83m)

Conservatory

12' 0" x 10' 0" (3.66m x 3.05m)

Kitchen

12' 0" x 9' 0" (3.66m x 2.74m)

Appliances include 4 ring Gionien electric hob and Belling single oven.

W/C

Utility

11' 3" x 4' 0" (3.43m x 1.22m)

Bedroom 4

15' 0" x 8' 0" (4.57m x 2.44m)

First Floor

Landing

8' 7" x 7' 0" (2.62m x 2.13m)

Bedroom 1

13' 1" x 11' 4" (3.99m x 3.45m)

Bedroom 2

13' 1" x 11' 4" (3.99m x 3.45m)

Bedroom 3

9' 7" x 8' 0" (2.92m x 2.44m)

Bathroom

8' 7" x 7' 7" (2.62m x 2.31m)

services

Mains electricity and water and drainage. Oil Central heating.

price includes

Floor coverings, curtains/blinds, and light fittings. Appliances as detailed.

possession

By arrangement.

Viewing

Strictly by appointment.

PLEASE NOTE



Material Information

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

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

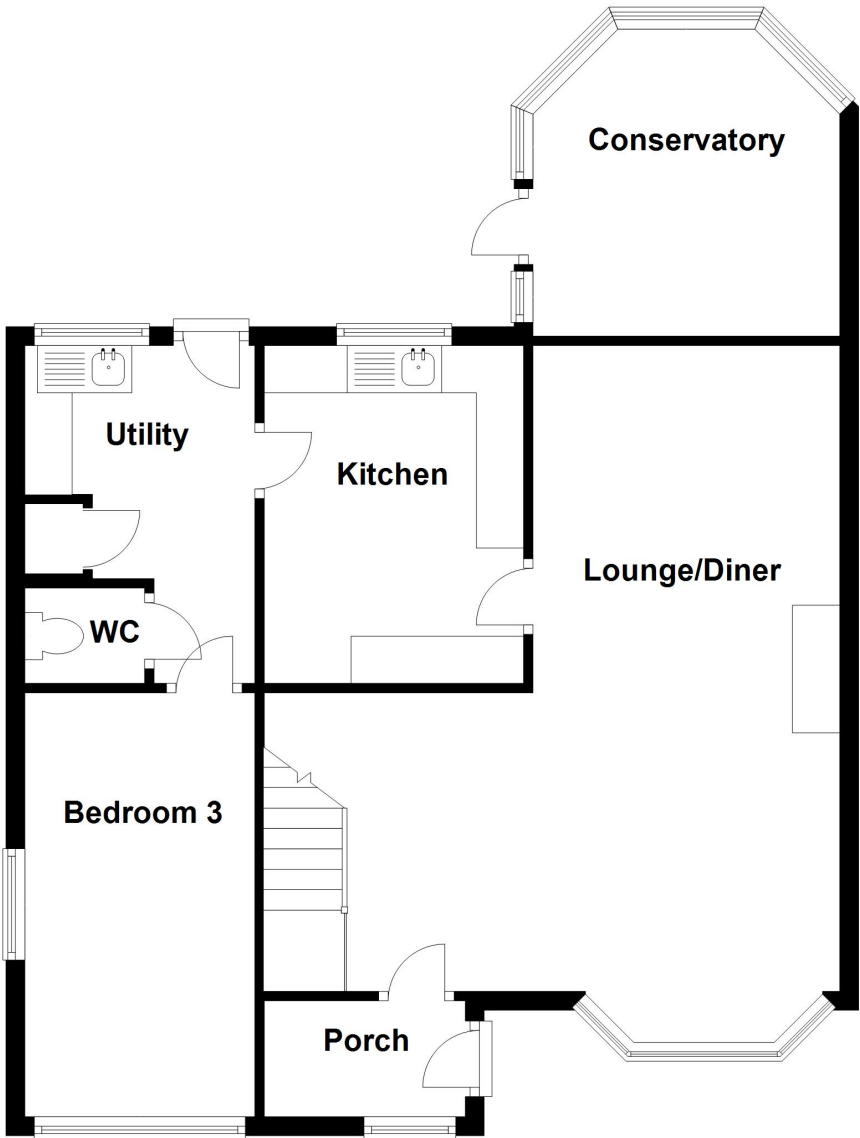
The existence of any public or private right of way? No



Floorplan

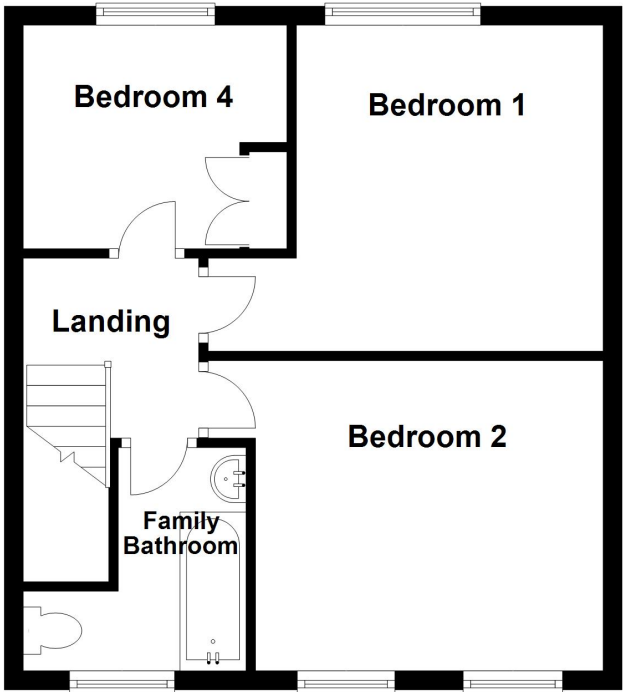
Ground Floor

Approx. 75.6 sq. metres (813.9 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



Total area: approx. 117.6 sq. metres (1265.5 sq. feet)

PLEASE NOTE:
If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.
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