| 6 Boundary Drive | Bengeo | SG14 3JG Price guide £725,000

A tastefully and well presented extended three bedroom semi-detached house situated in this highly desirable and rarely available location in the heart of Bengeo and within walking distance to local shops and schooling. This fully double glazed family home has been remodelled by the current vendors to offer well specified and spacious accommodation throughout to include 25' kitchen/diner, 22' living room with feature contemporary style wood burner, first floor study, family bathroom plus ground floor shower room. With the additional benefit of landscaped 48' west facing garden to rear with timber summerhouse and driveway to front providing off street parking.

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Front door into:

Entrance Hall:
UPVC double glazed window to side, wood flooring, radiator, stairs to first floor with cupboard under and doors to:

Shower Room:
Recessed spot lights, tiled flooring, low level WC, wall mounted wash hand basin with mixer tap and tiled splash back, fully tiled shower cubicle with folding glass door and chrome heated towel rail.

Bedroom 3:
13'7 x 12'7 (4.14m x 3.84m) UPVC double glazed window to front, laminate wood flooring, radiator and recess storage space.

Inner Hallway:
Wood flooring, three floor to ceiling storage cupboards, opening to living room and doors to:

Storage Room:
8'11 x 8'11 (2.72m x 2.72m) Laminate wood flooring.

Kitchen/Diner:
25'3 x 11'3 (7.70m x 3.43m) UPVC double glazed windows to front and rear and skylight, tiled flooring, recessed spot lights, fitted with an extensive range of contemporary style base and wall units with contrasting solid wood work surfaces over incorporating one and a half bowl single drainer sink unit with flexi hose mixer tap over, appliance space for washing machine, dishwasher and range style oven, integrated fridge freezer and opening to:

Living Room:
22'9 x 14'1 (6.93m x 4.29m) Dual double glazed sliding patio doors to rear garden and skylights, wood flooring, two radiators, recessed spot lights, feature contemporary style wood burner and opening to the inner hallway.

First Floor Landing:
UPVC double glazed window to side and doors to:

Bedroom 1:
12'7 x 11'5 (3.84m x 3.48m) UPVC double glazed window to front, radiator and laminate wood flooring.

Bedroom 2:
12'7 x 8'11 (3.84m x 2.72m) UPVC double glazed window to rear, laminate wood flooring, radiator and cupboard housing gas boiler.

Family Bathroom:
6'10 x 5'11 (2.08m x 1.80m) Opaque UPVC double glazed window to rear, recessed spot lights, tiled flooring and walls in suite area, heated towel rail, low level WC, pedestal wash hand basin and tile enclosed bath with mixer shower over.

Study:
8'7 x 7'4 (2.62m x 2.24m) UPVC double glazed window to side, stairs to second floor leading to loft room with built in shelving under and recessed over stairs cupboard.

Second Floor:
Stairs from study leading into:

Loft Room:
17'4 x 8'10 (5.28m x 2.69m) Dual skylights to rear, eaves storage cupboards, built in cupboard and shelving unit.

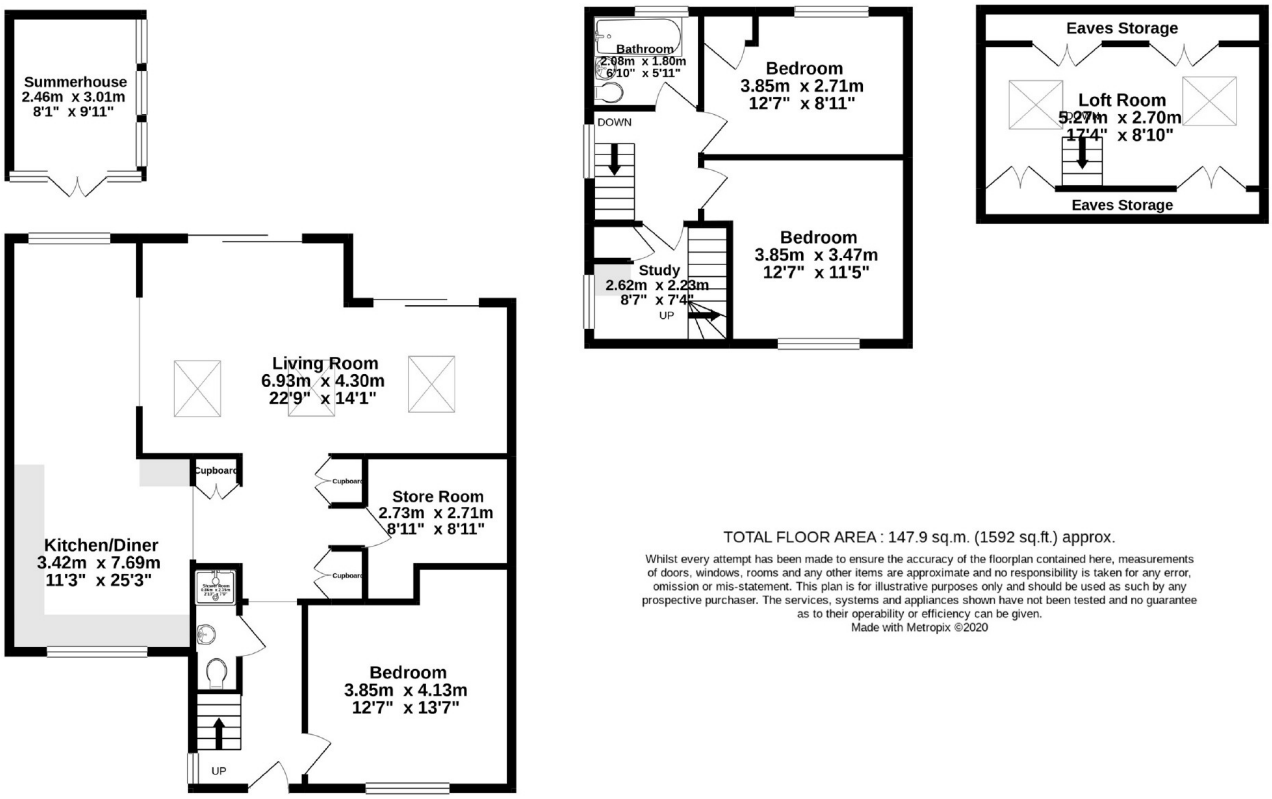
Rear Garden:
Approx 48'0 (Approx 14.63m) Attractively landscaped multi level west facing garden to rear with large timber decked patio and additional seating area with built in timber benches, steps leading up to various shingle and planted areas and enclosed by panel fencing, outside light, power and tap, timber shed and access to spacious summer house with power and light connected.

Driveway:
Block paved driveway to front with off street parking for two cars.

Ground Floor
90.7 sq.m. (977 sq.ft.) approx.

1st Floor
36.6 sq.m. (394 sq.ft.) approx.

2nd Floor
20.5 sq.m. (221 sq.ft.) approx.



TOTAL FLOOR AREA : 147.9 sq.m. (1592 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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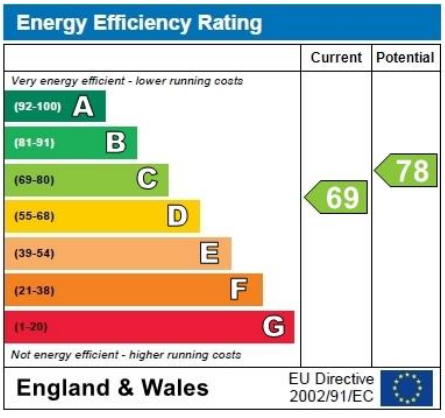

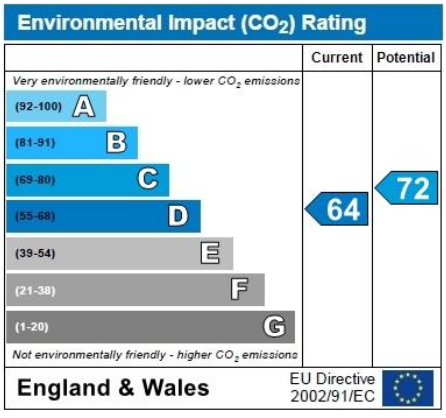

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