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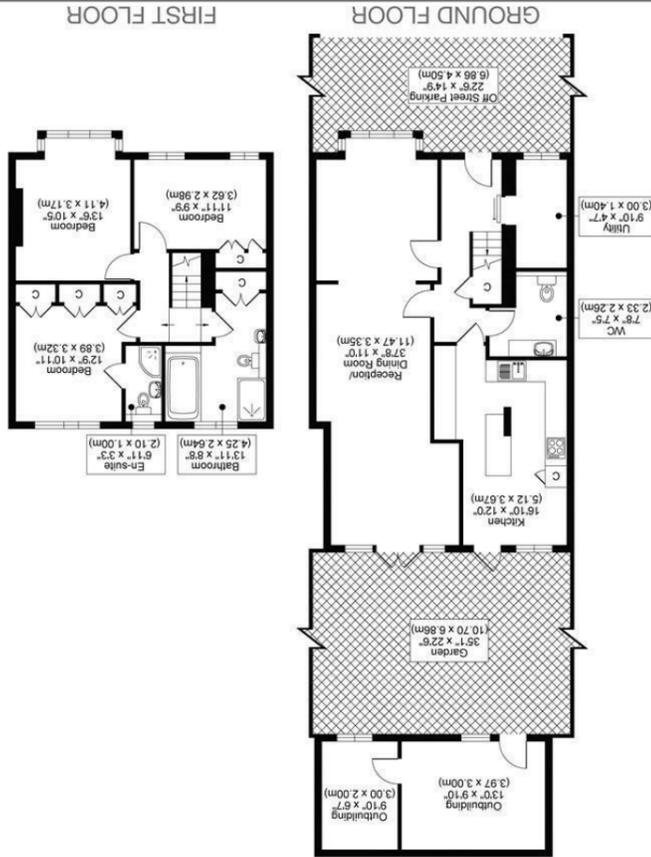
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TONFIELD ROAD, SWS  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDINGS 1544 SQ.FT (143 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDINGS 1345 SQ.FT (125 SQ.M)



CHRISTIES



**\*\*GUIDE PRICE £625,000 - £660,000 \*\***

SITUATED IN A SOUGHT-AFTER LOCATION, WELL-PRESENTED THREE-BEDROOM HOME OFFERS GENEROUS LIVING SPACE, VERSATILE ROOMS, AND A SUPERB GARDEN WITH USEFUL OUTBUILDINGS.

THE GROUND FLOOR FEATURES A WELCOMING ENTRANCE HALL LEADING TO AN IMPRESSIVE OPEN-PLAN RECEPTION/DINING ROOM MEASURING OVER 37 FEET IN LENGTH – PERFECT FOR BOTH FAMILY LIVING AND ENTERTAINING. THE CONTEMPORARY KITCHEN IS THOUGHTFULLY DESIGNED WITH AMPLE STORAGE AND WORKSPACE, COMPLEMENTED BY A SEPARATE UTILITY ROOM WHICH COULD EASILY BE ADAPTED INTO A GUEST BEDROOM OR FOURTH BEDROOM, AS WELL AS A MODERN GROUND-FLOOR WC.

UPSTAIRS, THERE ARE THREE DOUBLE BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH ITS OWN EN-SUITE SHOWER ROOM. THE SPACIOUS MODERN FAMILY BATHROOM FEATURES STYLISH FITTINGS AND A CONTEMPORARY DESIGN, COMBINING COMFORT, PRACTICALITY, AND A FRESH, CLEAN AESTHETIC – IDEAL FOR EVERYDAY LIVING.

TO THE FRONT, THE PROPERTY BENEFITS FROM OFF-STREET PARKING, WHILE TO THE REAR, THE PRIVATE GARDEN OFFERS AN EXCELLENT OUTDOOR RETREAT.

- THREE DOUBLE BEDROOMS
- DOUBLE STOREY SIDE AND SINGLE REAR EXTENDED
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND D
- EPC RATING D

