



North East Farm, Walton East

£450,000 Freehold

Detached Property • Idyllic Countryside Location • Large Enclosed Garden • Perfect Family Home • Character Filled Residence • Short Drive To Local Amenities



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Floor 0

Approximate total area⁽¹⁾

2442 ft²
226.9 m²

Reduced headroom

4 ft²
0.4 m²



Floor 1

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Council Tax band: TBD

Tenure: Freehold



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**Hallway**

4' 5" x 5' 10" (1.35m x 1.78m)

Living Room 1

14' 0" x 14' 6" (4.26m x 4.43m)

Sunroom

16' 4" x 7' 9" (4.97m x 2.36m)

Kitchen

21' 10" x 14' 10" (6.65m x 4.53m)

Pantry

9' 6" x 4' 10" (2.89m x 1.48m)

Storeroom

9' 8" x 9' 5" (2.94m x 2.88m)

Porch

8' 10" x 5' 8" (2.69m x 1.73m)

Utility Room

8' 10" x 13' 2" (2.68m x 4.02m)

Hallway

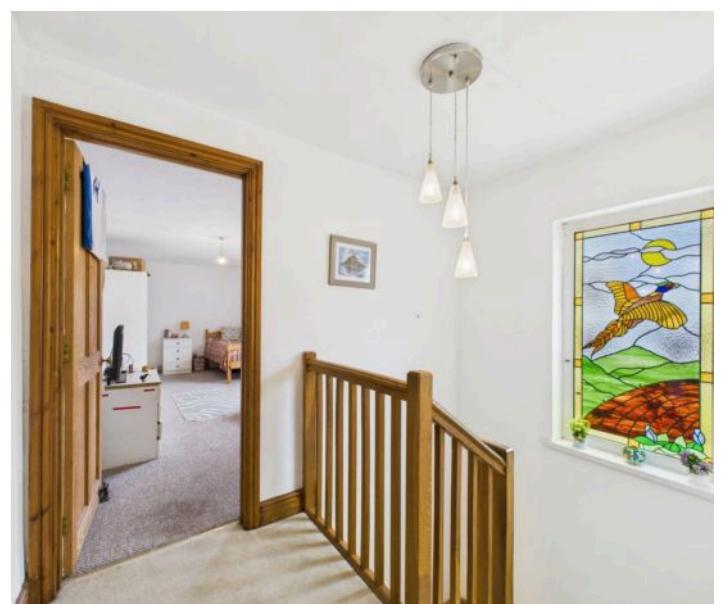
8' 8" x 5' 11" (2.64m x 1.80m)

Bathroom

8' 0" x 4' 4" (2.66m x 1.51m)

10' 0" x 11' 10" (4.92m x 4.39m)

Landing



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GARDEN



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