



The Sycamores, Sayers Common

Offers in Region of £625,000

The property is presented to the market with no onward chain and would make an ideal family home. Internally, the property benefits from an inviting entrance hall with access to a modern downstairs WC. To the front of the property, there is a spacious lounge, with a feature fireplace. The lounge is open plan and leads onto an equally spacious dining area, with patio doors to the rear, flooding the room with light and providing access to the rear garden. The ground floor accommodation is complete with a modern kitchen/breakfast room, offering a well equipped kitchen area and an ideal area for dining – perfect for family living and hosting. On the first floor, the spacious theme continues with a master bedroom, complete with a range of fitted wardrobes and a modern en-suite shower room. There are two further double bedrooms, with the third bedroom, boasting a large storage space. In addition to this, there is a fourth bedroom, ideal as a home office or children's bedroom, and a family bathroom, complete with both bath and shower facilities.

Externally, the property benefits from a large paved driveway to the rear and a integral double garage, which could be converted into further accommodation (STPP). To the rear, there is an extensive rear garden, laid to lawn with a paved area, and a raised decking area to the rear. The garden backs onto open fields, for the ideal privacy.









Entrance Hall

W/C

Lounge

Kitchen / Breakfast Room

Dining Room

First Floor Landing

Master Bedroom

En-Suite

Bedroom 2

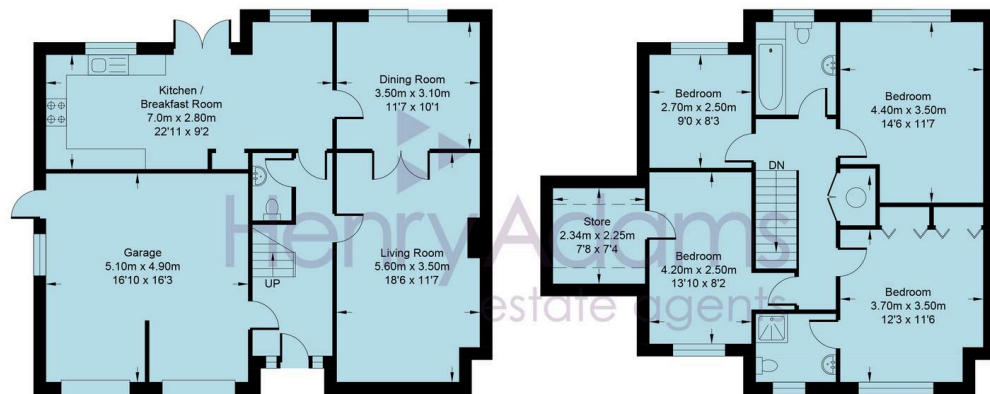
Bedroom 3

Store Room

Bedroom 4

Family Bathroom





GROUND FLOOR

FIRST FLOOR

The Sycamores

Approximate Area (Including Garage) = 1720 sq ft / 159.8 sq m
 Total = 1720 sq ft / 159.8 sq m
 For identification only - not to scale



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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.