



Siena Drive, Pound Hill

In Excess of £375,000

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- Built by Linden Homes in 2007
- Off street allocated parking alongside visitor parking
- Located within a modern private cul-de-sac
- Downstairs cloakroom & en-suite shower room
- Kitchen with integrated appliances
- Open plan living/dining room
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

A well presented three bedroom end of terraced home, boasting a downstairs cloakroom, en-suite shower room and a south facing rear garden located within a private cul-de-sac in the popular Pound Hill district.

Upon entering the home there is an entrance hallway with stairs leading to the first floor and access to the downstairs cloakroom comprising a low level WC and wash hand basin with opaque window to front.

On your left is the kitchen, which is fitted with an attractive range of wall and base units incorporating cupboards and drawers with worktops over and undercounter lighting. Integrated appliances include electric oven with gas hob and extractor hood over and a slimline dishwasher with space and plumbing for a washing machine and fridge/freezer. Through to the rear of the property is the open plan living/dining room, which offers ample space for a dining table and chairs as well as living room furniture, whilst enjoying views out to the south facing rear garden, accessed via patio doors. In addition, there is also a useful storage cupboard located under the stairs.





Heading to the first floor, the landing gives access to all three bedrooms, family bathroom as well as the loft and airing cupboard. The main bedroom enjoys a Juliette balcony with French doors and an en-suite shower room comprising of a shower cubicle with wall mounted shower unit, low level WC, wash hand basin and ladder style heated towel rail. Bedroom two is a double room overlooking the front, currently holding a double bed and a freestanding wardrobe. Bedroom three faces onto the rear garden and provides a great space for a single bed or a study. Finally, the family bathroom is fitted in a white suite comprising a panel enclosed bath with attached shower unit over, low level WC, wash hand basin and opaque window.

Outside, the front of the property benefits from an allocated parking space directly outside the front of the house with an additional shared parking space with the attached neighbour. Gated side access leads to the south facing rear garden, which is mainly laid lawn with patio surrounding the house, all enclosed by wooden panel fencing.

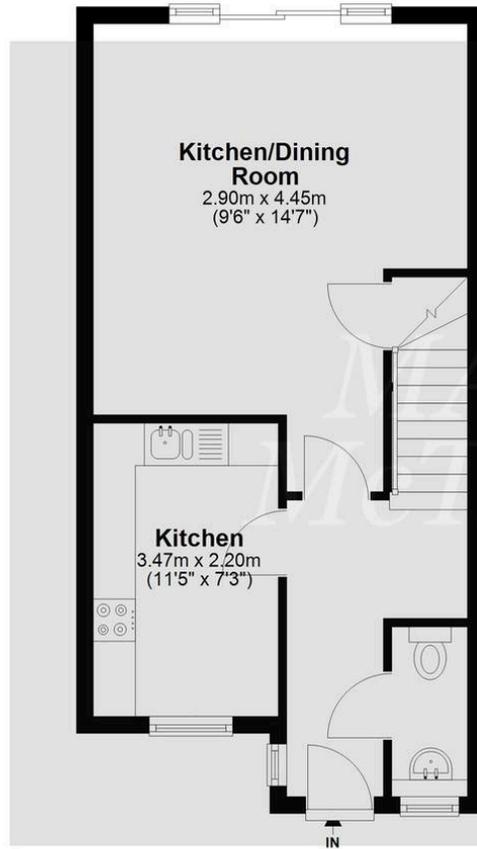
Agents Note

There is an annual service charge of £500 (paid twice January/July).



Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



Total area: approx. 75.1 sq. metres (808.5 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

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