



84 Shireoaks Common, Shireoaks

£300,000 Freehold

Detached Three Bedroom Bungalow • Three Well Proportioned Bedrooms • Side Access To Both Sides Of The Property • Possible Additional Development Opportunity (Subject To Planning) • Occupying A Generous And Mature Plot • Spacious Living Room With Bay Window • Ideal Project Opportunity • No Upward Chain



Situated on Shireoaks Common within the highly regarded village of Shireoaks, this three bedroom detached bungalow occupies a substantial plot offering exceptional potential for renovation, extension or possible further development, subject to the necessary planning consents.

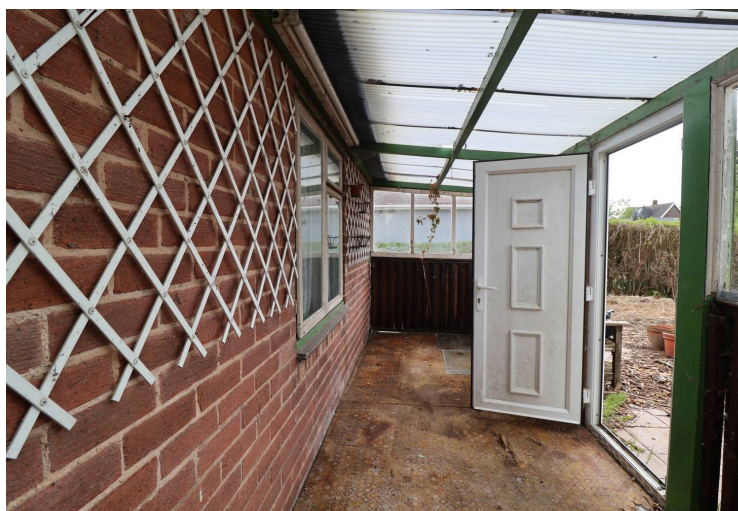
Requiring a full scheme of modernisation throughout, the property presents a rare opportunity for buyers looking to create a superb family home within a sought after village setting, whilst benefiting from extensive gardens and outstanding scope to add significant value.



Council Tax band: D

Tenure: Freehold





Entrance Hall

19' 5" x 9' 8" (5.92m x 2.95m)

A spacious central hallway providing access throughout the bungalow. Offering excellent potential for reconfiguration, the generous entrance space enhances the overall feeling of space within the property.

Kitchen

8' 0" x 6' 3" (2.43m x 1.91m)

The kitchen currently provides basic fittings and now requires updating, however enjoys views across the rear garden and offers excellent potential for redesign and extension to create a superb family kitchen space.

Dining Area

Bedroom 2

15' 5" x 7' 10" (4.71m x 2.39m)

A further well sized double bedroom overlooking the rear garden, offering flexible accommodation suitable for a bedroom, guest room or additional reception space if required

Bedroom 3

12' 0" x 9' 0" (3.65m x 2.75m)


A good sized third bedroom enjoying rear facing views, ideal as a child's bedroom, home office or hobby room.

Bathroom

7' 6" x 7' 5" (2.28m x 2.25m)

Currently fitted with a coloured suite and requiring full refurbishment, the bathroom offers scope to create a



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Dining Area

13' 11" x 9' 5" (4.24m x 2.86m)

Located toward the rear of the bungalow, the dining area connects openly with the kitchen and offers potential to create a larger contemporary kitchen diner or open-plan living arrangement, subject to any required alterations.

Living Room

12' 2" x 11' 10" (3.70m x 3.60m)

Positioned to the front of the property, the living room features a bay window overlooking the frontage and provides a well proportioned reception space with excellent natural light. The room offers plenty of scope for modernisation and improvement.

Bedroom 1

12' 2" x 12' 0" (3.70m x 3.65m)

A generous double bedroom positioned to the front of the property with bay window frontage. Offering excellent

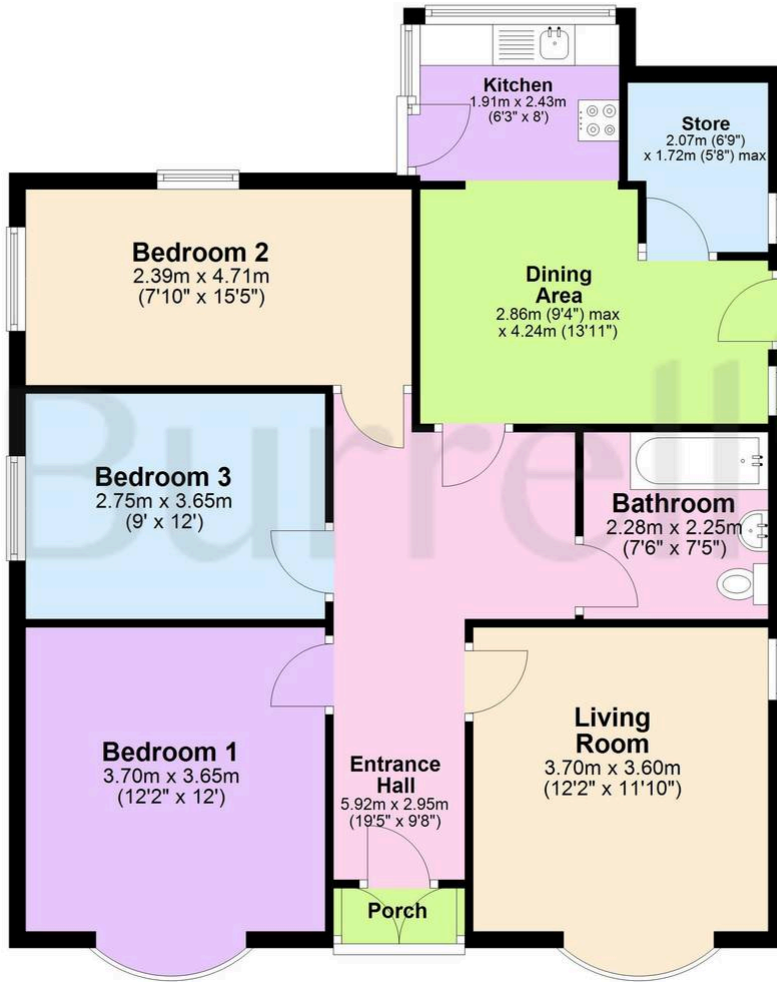




GARDEN

Externally, the property occupies a truly substantial plot which is undoubtedly one of its strongest features. The extensive rear garden offers exceptional depth and width, providing enormous potential for landscaping, significant extension works or the possibility of additional development, subject to obtaining the necessary planning permissions.

Ground Floor
Approx. 89.5 sq. metres (963.4 sq. feet)



You can include any text here. The text can be modified upon generating your brochure.