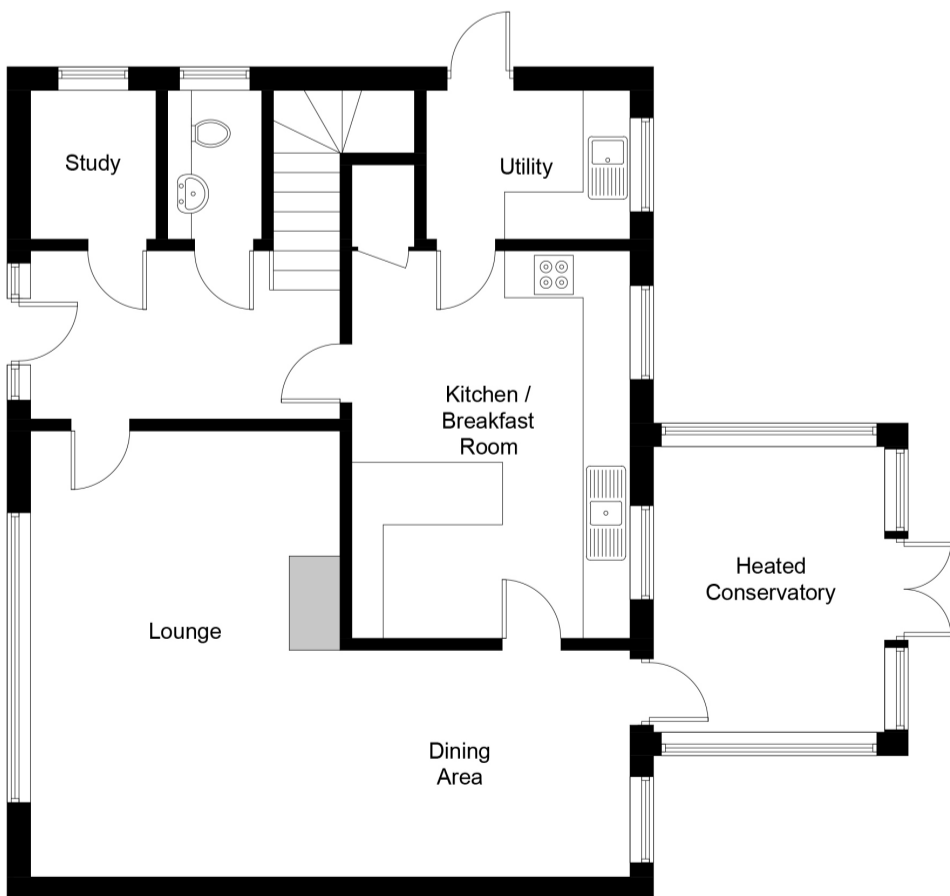


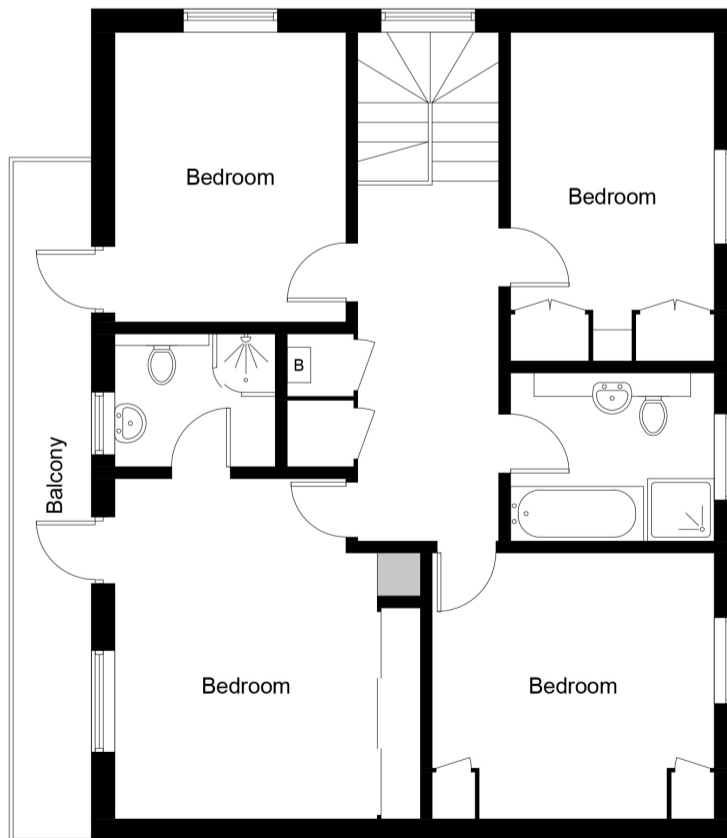


## 40 Charterhouse Close

Approximate Gross Internal Area = 166.3 sq m / 1790 sq ft



**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	

For illustrative purposes only. Not to scale. ID995031  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision



Coming to market for the first since its construction in the mid 80's, it is quite evident that this has been a much loved family home. Enjoying a fabulous corner plot in this highly regarded Cul de Sac of similarly styled executive homes, the property has been maintained to a high standard though would benefit some cosmetic updating. Sitting in glorious gardens, the accommodation briefly comprises; Reception Hall, Study, Cloakroom, Open Plan Sitting/Dining Room, Conservatory, Kitchen/Breakfast Room and Utility Room, four double Bedrooms, En Suite Shower Room and Family Bathroom. Outside, the gardens are immaculately maintained, mature and well stocked, along with ample driveway parking and Double Garage. No onward chain.



## ROOM DESCRIPTIONS

### Reception Hall

13' 0" x 6' 10" (3.96m x 2.08m)

Entered via hardwood door with glazed panel to each side. Stairs to first floor accommodation. Radiator. Doors to Study, Cloakroom, Sitting Room and Kitchen/Breakfast Room.

### Study

Radiator. UPVC double glazed window to side.

### Cloakroom

Tiled and fitted with a range of vanity units with inset basin and concealed cistern low level W.C. Radiator. UPVC double glazed window to side.

### Open Plan Sitting/Dining Room

A superb light and airy, dual aspect L Shaped Room

### Sitting Area

18' 3" x 12' 9" (5.56m x 3.89m)

Feature brick fireplace with inset coal effect gas fire. Radiator. Four UPVC double glazed windows to front.

### Dining Area

11' 8" x 9' 6" (3.56m x 2.90m)

Radiator. UPVC double glazed window to rear. Doors to Kitchen and Conservatory.

### Conservatory

12' 0" x 10' 4" (3.66m x 3.15m)

Of dwarf wall and hardwood double glazed construction with fitted blinds. Radiator and ceiling fan. French doors to the rear garden.

### Kitchen/Breakfast Room

15' 8" x 11' 5" (4.78m x 3.48m)

Fitted with a range of wall and base units with Granite work surfaces over. Inset stainless steel sink and double drainer with mixer tap and tiled splashbacks. Built in double electric oven, gas hob and extractor. Spaces for dishwasher and fridge. Breakfast bar with storage below and Granite work surfaces. Useful pantry/storage cupboard. Two UPVC double glazed windows to rear. Doors to reception Hall and Utility Room.

### Utility Room

8' 5" x 6' 2" (2.57m x 1.88m)

Fitted with base units and Granite work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Radiator. UPVC double glazed window to rear and UPVC double glazed door to side.

### Landing

Spacious landing with UPVC double glazed window to side. Two airing cupboards, one housing 'Vaillant' combi boiler and radiator, the other is shelved. Doors to all Bedrooms and Family Bathroom.

### Principle Bedroom

14' 9" x 11' 2" (4.50m x 3.40m)

Fitted with a range of built in wardrobes. Wall mounted trouser press. Radiator. UPVC double glazed window to front. UPVC double glazed door to Balcony. Door to En Suite Shower Room.

### En Suite Shower Room

6' 11" x 5' 10" (2.11m x 1.78m)

Tiled and fitted with a suite comprising; Shower quadrant and a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail and UPVC double glazed window to front.

### Bedroom 2

11' 10" x 11' 4" (3.61m x 3.45m)

Fitted with a range of wardrobes, overbed units and dressing table. Radiator. UPVC double glazed window to rear.

### Bedroom 3

11' 10" x 9' 8" (3.61m x 2.95m)

Radiator. UPVC double glazed window to side. UPVC double glazed door to Balcony.

### Bedroom 4

11' 10" x 8' 10" (3.61m x 2.69m)

Fitted with a range of wardrobes and drawers. Radiator. UPVC double glazed window to rear.

### Family Bathroom

8' 9" x 7' 3" (2.67m x 2.21m)

Fitted with a suite comprising; panelled bath with mixer tap and shower attachment, Shower cubicle with thermostatic shower and a range of vanity units with inset basin and concealed cistern low level W.C.. Heated towel rail. UPVC double glazed window to side.

### Front Garden

A well maintained, open plan frontage laid to Tarmac driveway with lawned sides and specimen trees.

### Double Garage

Up and over door to front. UPVC double glazed pedestrian door to rear. Power connected.

