



GRAHAM ROAD, CR4
£600,000 FREEHOLD

A BEAUTIFULLY PRESENTED FAMILY HOME ON THE EDGE OF FIGGES MARSH

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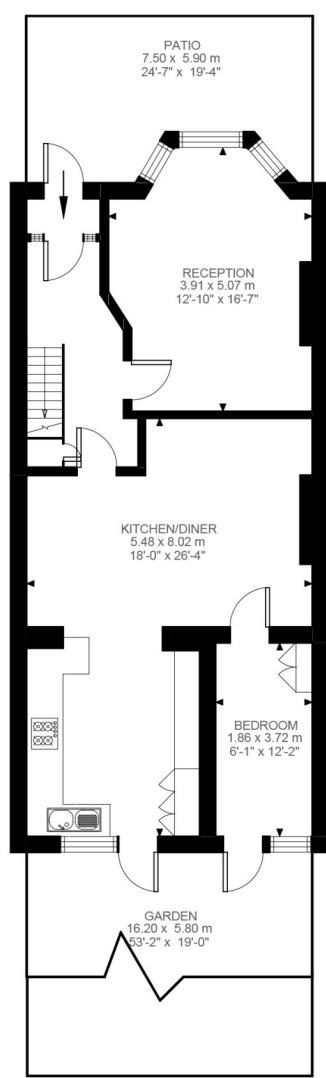
DESCRIPTION:

An opportunity to purchase a substantial, semi detached family home within striking distance to the open spaces of Figges Marsh. The property has been superbly maintained and offers flexible accommodation throughout. On arrival there is a spacious entrance hall boasting beautiful wood block flooring leading the way into a large, bay fronted reception room which offers plentiful space along with a fireplace. Adjacent, is a full width living/dining room which is open plan with the modern kitchen. The kitchen offers ample storage along with integral appliances and access into the garden. A separate room is off the living/dining room this has had multiple uses over the tenure of the current owners having been a bedroom, it offers a great opportunity to create a utility room/boot room.

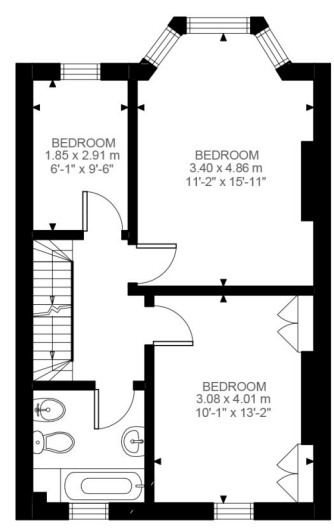
On the first floor a large family bathroom can be found to the rear, there are two generous double bedroom and a small single bedroom which could be a study. A third double bedroom is on the second floor, this offers a wonderful space along with an additional shower room. There is plenty of storage in the eaves as well as further potential to expand the current bedroom.

Externally, there is driveway parking to the front for several vehicles. To the rear the south-west garden stretches in excess of 50ft and is filled with mature shrubs throughout to maximise the privacy. There is plenty of space to enjoy along with a large patio terrace located just outside the kitchen.

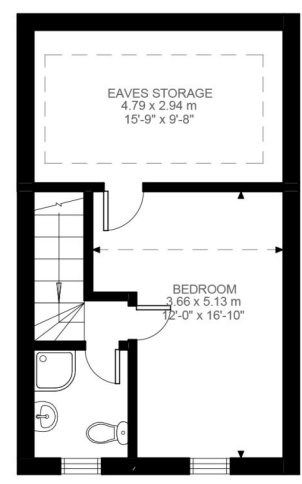




Ground Floor
752 ft²



First Floor
502 ft²



Third Floor
267 ft²

Graham Road

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England, Scotland & Wales	EU Directive 2002/91/EC



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