



Winkworth

for every step...



£950,000 FREEHOLD

CHAIN FREE THREE BEDROOM DETACHED HOUSE

Tenure: Freehold

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing

- **SPACIOUS**
- **GARAGE**
- **CHARMING**
- **CONVENIENT**
- **BRIGHT & AIRY**
- **LARGE DRIVEWAY UP TO THREE CARS**

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DESCRIPTION:

Nestled on the highly sought-after and picturesque Edgeworth Crescent, this delightful and spacious three-bedroom family home offers an exceptional blend of charm, comfort, and convenience. From the moment you step inside, you'll be greeted by a warm and inviting atmosphere that makes this house truly feel like a home. The property boasts three generously sized and beautifully presented bedrooms, providing ample space for rest and relaxation. Two well-appointed bathrooms, including one conveniently located on the ground floor, add to the home's practicality and ease of living. The expansive through-lounge reception serves as the heart of the home, a light-filled and versatile space perfect for both intimate family moments and lively entertaining. The well-equipped kitchen is a chef's delight, featuring sleek fittings and French doors that open directly onto a large, meticulously maintained garden. This outdoor haven offers the perfect setting for summer barbecues, children's playtime, or simply unwinding amidst lush greenery.



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Ground Floor

Approximate total area⁽¹⁾
1379.82 ft²
128.19 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

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