



ROSSLYN ROAD, BA1
£695,000 FREEHOLD

Winkworth



A charming 1930's family home with extended kitchen/diner, recent loft conversion and large gardens situated halfway down Rosslyn Road and set quite far back off the road.

You enter the property into the hallway which leads to the living room, kitchen / diner, cloakroom and staircase leading to the first floor. To the right, at the front of the house is the living room which features a fireplace with an inset log burner, wooden flooring and a double glazed bay window overlooking the front garden and parking area. To the rear there is a fantastic open plan kitchen / diner / family room with an island, skylights and wooden bi-fold doors leading into the garden.

The first floor accommodates three bedrooms and a family bathroom. The master bedroom features a double-glazed bay window as well as smart and practical in-built wardrobes, shelves and drawers. The second bedroom also features an in-built wardrobe of the same style.

The loft conversion is done to a high specification and is roomy enough for a bedroom area and office area with wonderful views. There is an en-suite on this floor with a bath and shower. There is a good sized in-built wardrobe as well as two under eaves storage areas with lighting.

The generously-sized rear garden faces east and there is a large decked area directly off the kitchen / diner which is ideal for al fresco dining. The garden has a variety of shrubs and plants, a bay tree and three apple trees.

The front garden has a long driveway and a lawn with a pretty border that has beautiful spring flowers, including tulips, daffodils and bluebells.

Virgin cables links directly to the property which supplies super speed broadband (up to 500Mbps) and TV services.

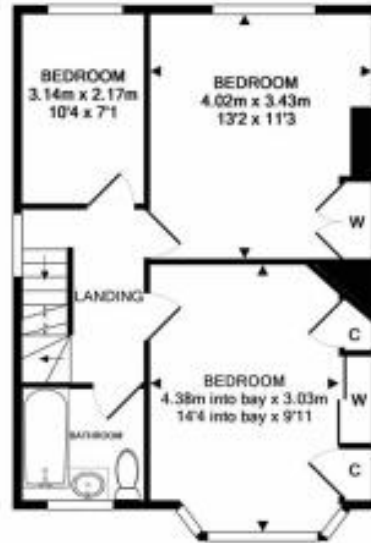
Rosslyn Road is a close walk from Chelsea Road, a trendy shopping street which offers a selection of independent coffee shops and cafes, a greengrocer, an eco refill shop, barbers, hairdressers, a post office, some retail shops. Also nearby are Newbridge Primary School, Oldfield School and Peter Pan Preschool which are very popular educational settings in the area. Rosslyn Road has a wonderful sense of community with a friendly



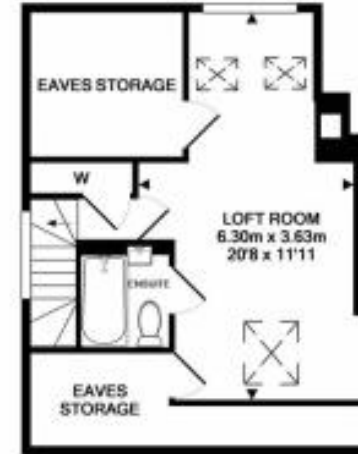




GROUND FLOOR
APPROX. FLOOR
AREA 60.6 SQ.M.
(652 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 45.4 SQ.M.
(488 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 35.9 SQ.M.
(387 SQ.FT.)

TOTAL APPROX. FLOOR AREA 141.9 SQ.M. (1528 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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