



## Monkswell Road, £450,000

- Enjoying a popular location
- Individual chalet bungalow
- Comfortable living accommodation
- Ground floor Bedroom and Shower Room
- Established garden with terrace
- Convenient parking area
- EPC Rating: D



 4  2  2



## About the property

Desirable location for Town, with driveway parking and turning area. Ground floor Bedroom and Shower Room, superb living space, overlooking the delightful well maintained landscaped garden. Available with no onward chain.

Situated within the sought after area of Monkswell Road, within reasonable proximity of the Dixton surgery and Town bus route. Set just off a no through road, the property offers enviable parking and turning area within attractive grounds. The superb well maintained gardens are a particular feature, with level lawned area, paved terrace and beautiful well stocked planted borders extending around the side and back with raised beds, providing a pleasurable outlook from all areas of the home. Internally the accommodation comprises; Entrance Hall, with useful Utility Room. The Kitchen/Breakfast Room is fitted with a range of base and wall units with cooker, dishwasher and fridge/freezer. The Dining Room also overlooks the front aspect with double doors flowing through to the sizeable Sitting Room. A door then leads out to the useful Sun Room which opens to a covered outside area. Next to the Utility is a convenient Shower Room and Bedroom making ideal guest accommodation or future easy single storey living. A staircase leads to the upper floor Landing area and Bathroom. The principal room is well proportioned with an archway through to extensive built-in wardrobe area, dual aspect with distant view beyond the vicinity. The second twin room is equally appealing. The charming third/study is more of a child's room with window to side, sloping ceiling with rooflight, storage within the eaves. Returning outside to the lawned garden, is a paved terrace and Potting Shed.





## Floorplan



Total floor area 144.3 m<sup>2</sup> (1,554 sq.ft.) approx

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