## HOMEFIELD EN9 3LR

Castles market this two double bedroom semi detached home. Extended, it comprises a large living dining area, modern kitchen, playroom/ office and a modern upstairs bathroom. Benefits from a driveway, outbuilding and the potential to convert the loft stpp. Please note: The seller advises that there is cavity wall insulation and a new Vaillant boiler installed in January 2024.

## £405,000 Freehold



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**Entrance :** Side access, front door to porch to door to reception

Reception: 16' 3" x 13' 8" (4.95m x 4.16m): Opens to diner, stairs to first floor

Dining Area: 16' 4" x 9' 4" (4.97m x 2.84m): Door to garden, access to kitchen

Kitchen: 12' 2" x 10' 3" (3.71m x 3.12m): Access to office, access to garden

Office/Play Room: 11' 7" x 6' 6" (3.53m x 1.98m)

**First Floor Landing :** Access to bedrooms and bathroom, loft hatch

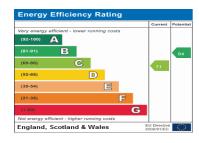
Bedroom 1: 13' 5" x 10' 5" (4.09m x 3.17m)

Bedroom 2: 13' 1" x 9' 4" (3.98m x 2.84m)

Bathroom: 7' 6" x 6' 1" (2.28m x 1.85m)

**Rear Garden:** Brick built outbuilding, side access, gate to rear

**Parking** Driveway to front



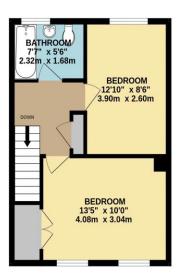


All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



GROUND FLOOR 616 sq.ft. (57.3 sq.m.) approx TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attern tables been made to ensure the accuracy of the floorplan 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. Made with Metropix ©2024



1ST FLOOR 370 sq.ft. (34.4 sq.m.) approx.