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@ alistair.harper@exp.uk.com

alistairharper.exp.uk.com

📞 07813 673 606

4 Conway Close

Offers Over £280,000

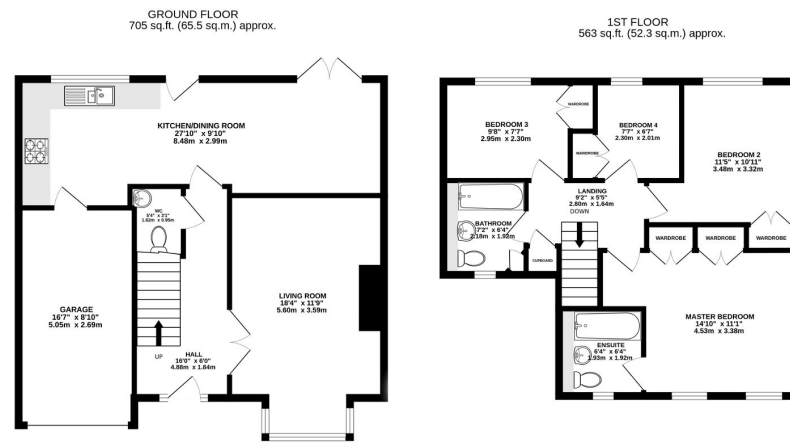
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- Please Quote Ref: AH0284
- Detached Family Home For All Enquiries
- Four Bedrooms All With Built In Storage
- Two Family Bathrooms
- Large Living Room To Front
- Full Width Kitchen/Diner
- Downstairs WC
- Landscaped Rear Garden
- Single Garage & Driveway
- Brilliant Location

This well presented family home is being offered For Sale within one of the Hazelmere's more desirable roads. Offering generous proportions throughout, the ground floor comprises of a spacious front aspect living room behind a double-door entrance with a full width modern family kitchen/diner space to the rear, from which you have direct access to an enclosed landscaped rear garden with gated side access as well as your integral single garage.

The first floor is equally as impressive, offering four good-sized bedrooms, each with their own built-in storage, plus two accompanying bathrooms. This detached family home has it's own driveway to the front of your garage, as well as ample visitor parking within this peaceful cul-de-sac location. Viewing access is immediate so please reach out asap to avoid missing out.



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 sq.m.) approx.
 Whilst every attempt has 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 not 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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16/06/2023, 09:21 Energy performance certificate (EPC) - Flat in energy certificate - GUY11K

Energy performance certificate (EPC)		
4, Conway Close BURNHOLM NE22 8JL	Energy rating D	Valid until: 31 December 2023 Certificate number: 8004-7824-2850-4189-8909
Property type	Detached house	
Total floor area	110 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-london (external).		
Energy efficiency rating for this property		
This property's current energy rating is D. It has the potential to be B.		
See how to improve this property's energy performance .		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 50		