

ALISTAIR HARPER EXP UK

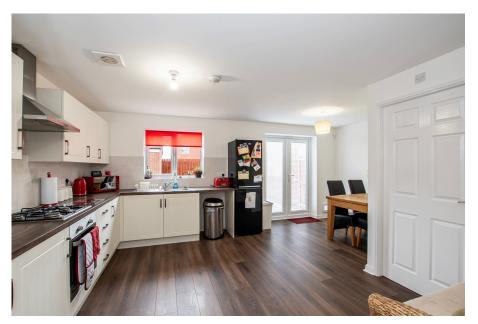
alistair.harper@exp.uk.com
alistairharper.exp.uk.com
07813 673 606

## **7 Eagle Close,** Offers Over £220,000

**▶** 4 **▶** 2 **▲** 2







- Please Quote Ref: AH0284 For All Enquiries
- Family Bathroom, En-Suite Shower Room & Downstairs WC
- Separate Utility Room With Side Access
- South Facing Garden With Decked Sun Deck
- Tastefully Presented Throughout

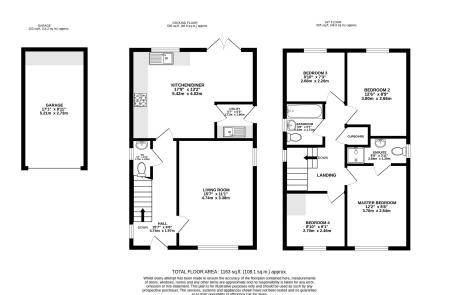
- Detached Four Bedroom Family Home
- Spacious Kitchen/Dining Room
- Attractive Front Aspect Living Room
- Garage & Multi-Car Driveway
- Quiet Cul-De-Sac Location

This modern family home has been beautifully presented & tastefully decorated throughout, offering generous downstairs accommodation that includes a large eat-in kitchen, a separate utility room and downstairs WC.

With four bedrooms, a modern family bathroom plus an ensuite shower room off the master, this is a great option for those families in search of a good-sized home to settle down. Further benefits include the sizeable South facing garden, the detached single garage with long driveway to the front, all within a secluded cul-de-sac location close to local amenities.

Viewing availability is immediate so please get in touch to confirm access arrangements.





7, Eagle Close Energy rating Windmill Park AcHINGTON BEG SWT	Valid until: 18 November 2028 Centificate number: 8688-7439-8379-7191-9992
otal floor area	99 square metres
Rules on letting this property	
Properties can be let if they have an energy rating from A to E.	
ou can read guidance for landlords on the regulati- https://www.gov.uk/guidance/domestic-private-rented-pro uldance).	ons and exemptions perty-minimum-energy-efficiency-standard-landlord-
	The graph shows this property's current and potential energy rating.
roperty his property's current energy rating is B. It has	potential energy rating. Properties get a rating from A (best) to G (worst)
Energy efficiency rating for this property This property's current energy rating is B. It has the potential to be A. See how to improve this property's energy. enformance.	potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the

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