



MELANIE LEWIS

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7 Dandelion Road,
Offers Over £310,000

3 2 1



Please quote Ref MJ0484 to book your viewing

What the owner loves about this house...'I love that my home is so bright and airy with such a well designed layout and good proportions to all the room and that its in such a welcoming, quiet road. The south-facing garden is a wonderful private space and the open outlook from the back provides beautiful views of the hills. It doesn't feel like being on an estate.'

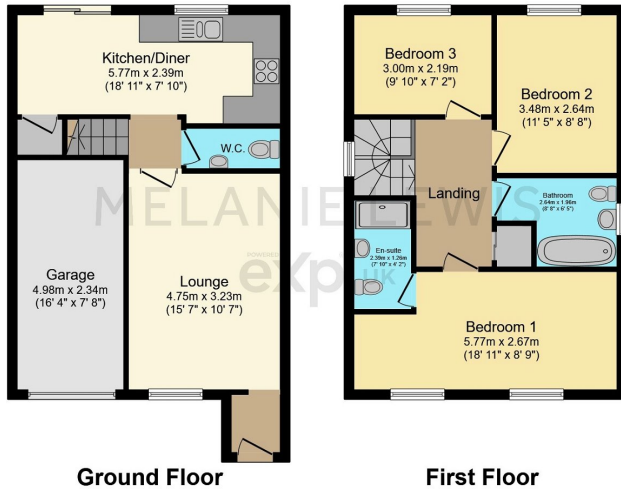
Set on a side road on the edge of the popular Edmund Park development, this lovely home is ideal for either first time buyers, a young family or someone looking to downsize but who still wants plenty of space. With no onward chain you could even be celebrating the New Year in a new home.

The front door leads into a small lobby area and from there into a spacious and light lounge with windows to the front. At over 15 feet long there is more than enough room for that big corner sofa you've had your eye on so you can create the perfect space for relaxation after a busy day or when the children have gone to bed. A generous kitchen/diner with gas hob, double oven and space for a tumble dryer as well as a washing machine, gives you great family and entertaining space. Doors out into the garden mean muddy boots or paws are no problem. There is also an understairs cupboard for the bits and pieces you want to keep out of the way and a downstairs cloakroom.

The garden is very pretty with a great sized patio and, as it faces south and backs onto other gardens, there will be enough sun for even the most seasoned sun worshipper.

Upstairs is a fantastic main bedroom which is over 18 feet long with an area where you can put a desk if you are working from home. The ensuite is a bigger than you would expect with a double shower. Bedroom 2 is another good sized double with windows overlooking the garden and lovely views towards the hills in the distance. Bedroom 3 is a large single or smaller double but could equally be a home office if necessary. There is a contemporary family bathroom with an additional shower over the bath so no more arguments about who gets the bathroom first and if you have guests coming to stay





Total floor area 96.3 sq.m. (1,037 sq.ft.) approx including Garage
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.