

STEPHENSON BROWNE

Sandylands Crescent, Church Lawton

ST7 3DS

3 1 2

Offers Over £400,000

DESCRIPTION

Occupying a substantial corner plot in the extremely popular residential area of Church Lawton, this impressive true detached bungalow offers exceptionally spacious and versatile accommodation, having been extended on two separate occasions over the years by the highly regarded original building firm. Currently arranged as three bedrooms and two reception rooms, the property offers fantastic flexibility and significant scope for reconfiguration and further enhancement to suit a variety of needs. Given the generous proportions throughout, there is also exciting potential to introduce additional bathrooms, creating a truly bespoke home. The original parquet flooring is located in the hallway under the carpet.

Externally, the property benefits from an extensive rear garden, driveway parking and a garage, with plenty of outdoor space to enjoy. The location offers a wonderful semi-rural feel whilst remaining conveniently positioned for excellent transport links and major road networks.

An increasingly rare opportunity to acquire a substantial detached bungalow with enormous potential, offering buyers the chance to create something truly special in a highly desirable location.

























ROOM DESCRIPTIONS

Living Room
14'11" x 12'4"

Sitting / Dining Room
12'8" x 9'10"

Kitchen
11'10" x 9'8"

Bedroom One
14'11" x 12'11"

Bedroom Two
11'5" x 10'10"

Bedroom Three
9'10" x 8'3"

Bathroom
7'10" x 5'9"

Pantry
5'11" x 4'3"

Garage
13'1" x 9'10"

Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why Choose Stephenson Browne?
At Stephenson Browne, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.














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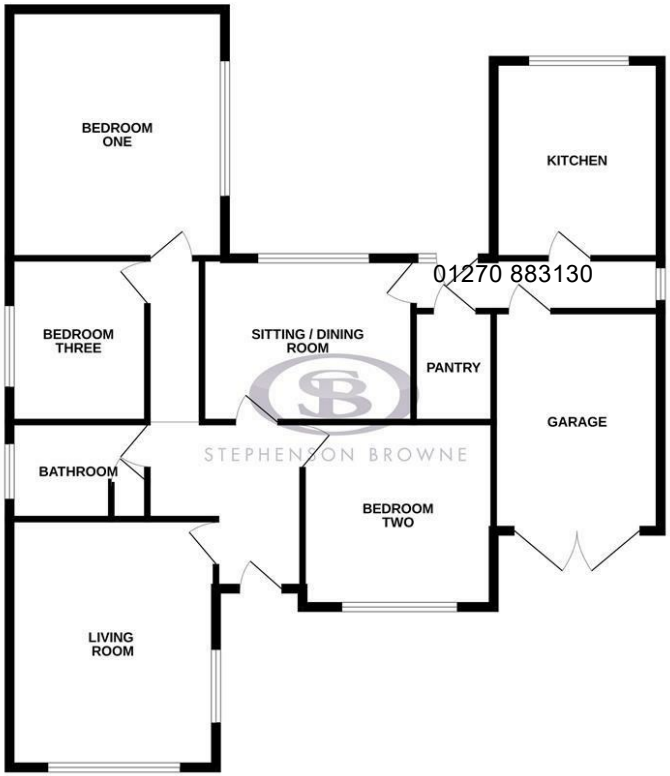





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Floorplans

GROUND FLOOR

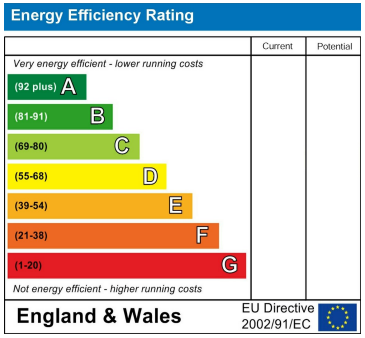


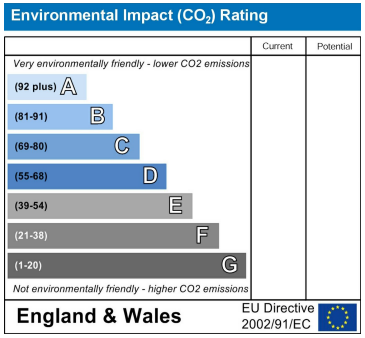
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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