



Arthur Street  
Alferton



## Property Description

Internal inspection is recommended for this semi-detached home ideally located on the outskirts of the town centre. Ideally suited for first time buyers, families or those wishing to down-size the property is also ideal for those needing to commute. The accommodation has Reception hall, kitchen, lounge being open plan to the dining area and a covered porch provides additional security and access to both the front and rear. To the first floor are two bedrooms and shower room. Externally, the front of the property has vehicle standing space, the rear garden being a particular feature and a gardeners delight, is lawned with hedge surround, has patio area, vegetable plot, garden shed and summer house. Having double glazed windows, gas heating and solar panels.

## Reception Hall

Approached by a upvc entrance door, radiator, meter cupboard and stairs to first floor.

## Kitchen

Fitted with a range of wall and base units with wooden style work surfaces over incorporating a single drainer sink unit with mixer tap. Integrated four ring stainless steel gas hob with extractor hood over and electric oven. Tiled splash backs, window to the rear and entrance door to the side porch.

## Lounge Area

Double glazed bay window over looking the front elevation, radiator and open plan to the dining area.

## Dining Area

Double glazed window to the rear and radiator.

## Covered Porch/Lean To

Providing extra security having doors to the front and rear elevation and cupboard providing storage space.

## Landing

Access to the available roof space dado rail and radiator. Double glazed window to the side.

## Bedroom One

Two double glazed windows overlook the front elevation and radiator.

## Bedroom Two

Double glazed window to the rear, radiator and cupboard housing the gas heating boiler.

## Shower Room

Three piece suite comprising of corner shower cubicle, low flush wc and wash hand basin. Two windows to the rear and complementary tile splash backs and floor.

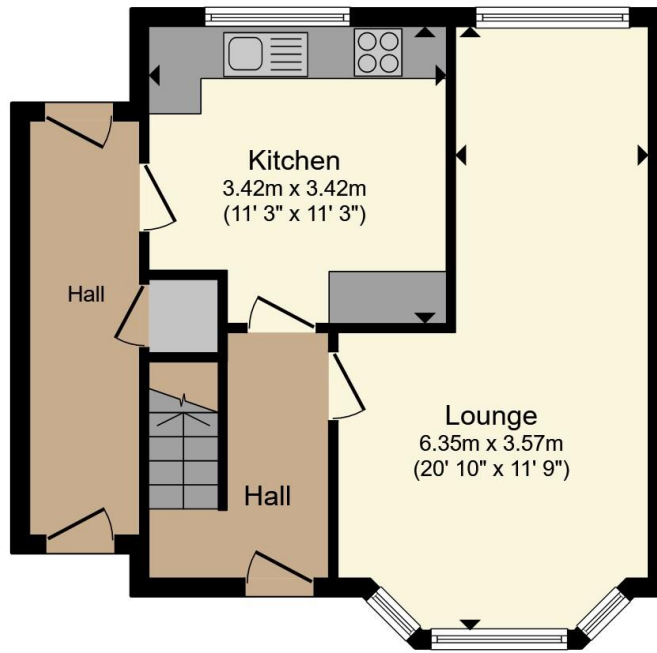
## Outside

Externally, the front of the property provides vehicle standing space for 2 cars. The rear garden being a particular feature and a gardeners dream is laid to lawn with hedge surround, vegetable plots, patio with dwarf wall, garden shed and greenhouse.

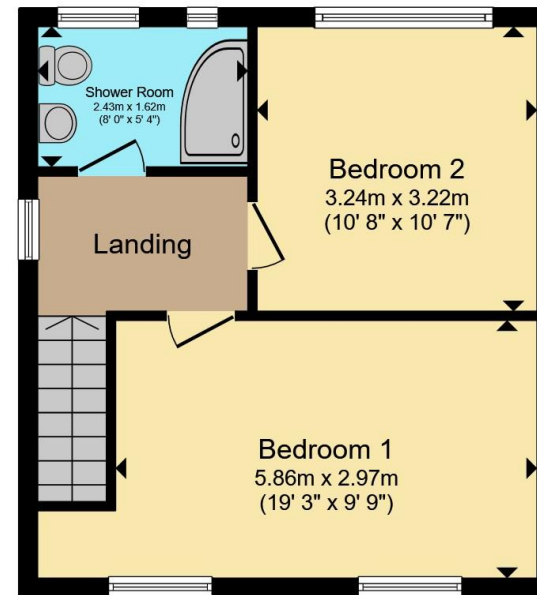








**Ground Floor**



**First Floor**

Total floor area 80.8 m<sup>2</sup> (870 sq.ft.) approx

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Tenure: Freehold



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