



## Elgar Avenue

Guide Price £275,000 - £285,000

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- Detached Modern House
- Three Double Bedrooms
- Driveway to Integral Garage
- Landscaped Gardens
- Two Bathrooms
- EPC Rating: B



3 2 1

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## About the property

We are delighted to present this impressive three double bedroom detached property, located in a highly sought-after residential area just a short drive from the M4 at Junction 24, with excellent access to local amenities and reputable schools.

The well-proportioned accommodation comprises a spacious and modern kitchen/diner, perfect for family living and entertaining, a bright and comfortable living room, and a convenient ground floor

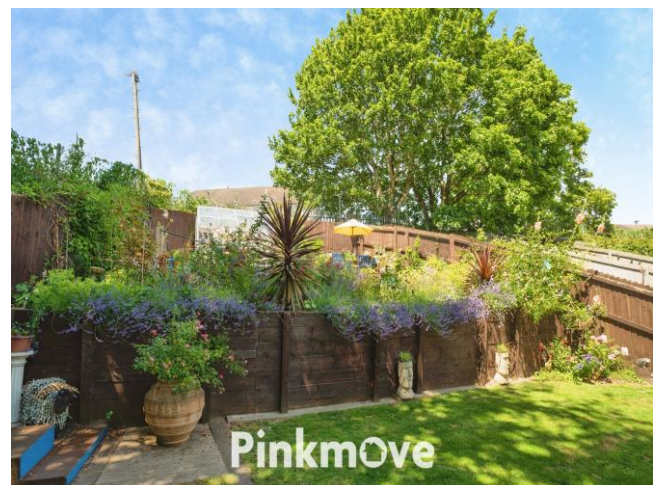
W.C. Upstairs, the property offers three generous double bedrooms, including a master bedroom with en-suite, alongside a stylish family bathroom.

Externally, the property occupies a generous and versatile plot, featuring a well-kept lawned front garden and a driveway leading to a garage. The standout feature is the beautifully landscaped rear garden, offering a large paved seating area, raised sections ideal for outdoor dining, and a greenhouse. To the side, there is an open-built bar area and an oversized shed, providing excellent storage and potential for further use.

The garden is both private and meticulously maintained, making it an ideal space for relaxation and entertaining.



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## Accommodation

Living Room

Kitchen/Dining Room

Wc

Main Bedroom

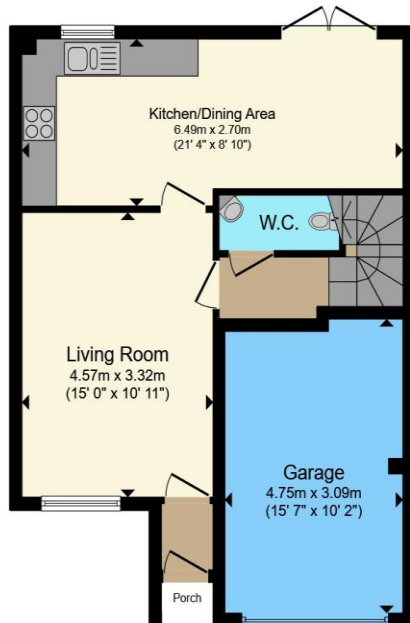
En-Suite

Bedroom 2

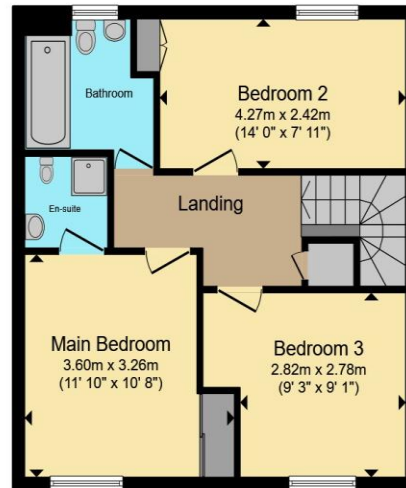
Bedroom 3

Bathroom

## Floorplan



**Ground Floor**



**First Floor**

Total floor area 104.6 sq.m. (1,126 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)



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