



**Palm View, Palm Hill, Oxton**  
**£450,000**



**Bedrooms: 3**

**Bathrooms: 2**

**Receptions: 2**

Standing just earshot away from the very hustle and bustle of the village, we have for sale for you, just a beautiful period home. Extensively upgraded, modernised but not remodelled (other than for the loft conversion) and as we say in a truly sympathetic manner. This all for the owners own satisfaction and enjoyment.

Of course, and as usual, its the entrance hall that sets the tone, so to speak. Elegance in form and introduction.

Two charming reception rooms together with a beautifully light, bright quartz topped kitchen completes the ground floor accommodation...almost. The bi-folding doors (black aluminium) to the breakfast area of the kitchen, open onto a south and south west facing, maintenance free, enclosed rear garden area.

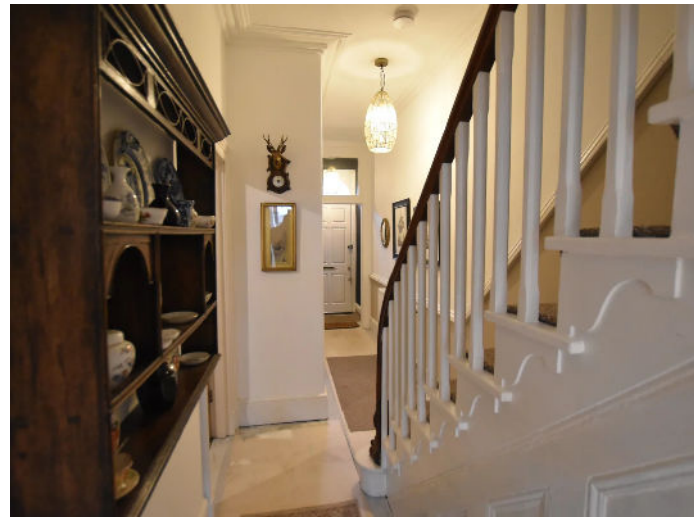
Access from the hall leads down to the basement where there is one principle areas together with a number of ancillary rooms.

Up at first floor are three truly 'double' sized bedrooms with an en suite shower room to the primary bedroom, and a gorgeous main bathroom with the original bath re enamelled.

Up again, see photos 26 & 27, and the bright wide landing area to the converted loft area is shown. This we have not considered as a genuine fourth bedroom, nor have we added it as such within our Guide Price, for this whole conversion of loft space does not come with building regulations approval. It is clearly very nicely presented space and comes with additional storage to the landing recessed eaves area.

Referring back to the refurbishment, we would highlight some of those improvements/additions: This includes a cottage style, double glazed sash window system; new central heating and new electrics. The kitchen and bathroom installations are obviously 'near to new' being just two years old; so to the décor, loft conversion, décor, floor coverings etc

And of course the Victorian architecture starts at the











**TOTAL FLOOR AREA : 2095 sq.ft. (194.6 sq.m.) approx.**

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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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 86        |
| (69-80) <b>C</b>                            | 74                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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