



Waterford Road, Oxton

Guide Price **£795,000**

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Bedrooms: 5

Bathrooms: 3

Receptions: 3

More than this though, this house is distinguished, beyond doubt, is loved, is admired; is as you might imagine from its front appearance also one of much character; and has very certainly been refurbished by this family of specialist carpenters to an unquestionable and praiseworthy standard. We'll leave the specifics for you to discover first hand during your tour.

And there is much to appreciate. That is a guarantee. But for now we ask you to cast over the floor plan to absorb the size of the house first; to note the practical features: cloakroom and bathroom (the latter exquisite and by Catchpole Rye, bespoke bathrooms); the extensive range of kitchen units and appliances together with just acres of granite work surfaces together with generous space for both family dining table and sofas... really fabulous open plan living space.

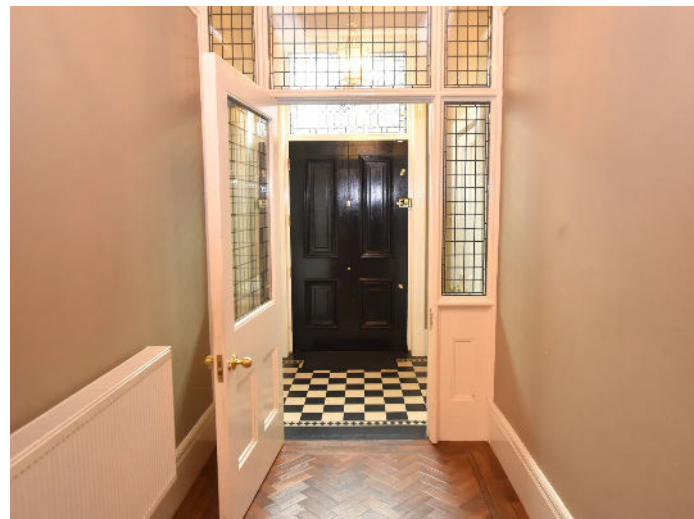
There are two reception rooms off this the grandest of entrance hallways where there begins a noticeably very easy rising staircase. And beautiful it is too with its half landing. The ease with which the staircase climbs is right up to the second floor. We mention this for at this level there is the making for a fully functioning semi independent apartment.

Within lies bedroom four and five together with a full bathroom suite (bathroom suite No.3) along with an impressive and never used full kitchen/breakfast room and separate utility area. A perfect suite for mum and dad, or teenager..although as long as the latter can keep it as tidy.

Dropping a floor, to the first floor and as you see from our floor plan, all excellent and maybe over generous room sizes and also serviced by a full (and large) combined bathroom - bath and shower; there are full utility services (both with plumbing and storage) here too.

With regards to the outdoors: So you will have driven down the drive (secured, gated, electronic and shared with one other detached house only, access to which itself is secured and gated), or walked and in doing so passed by this large enclosed family garden.

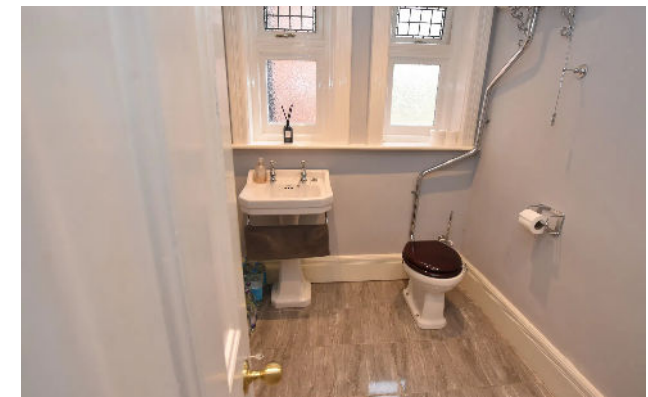
Obviously the garden is front facing and it is south west











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TOTAL FLOOR AREA: 4694 sq.ft. (436.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	