

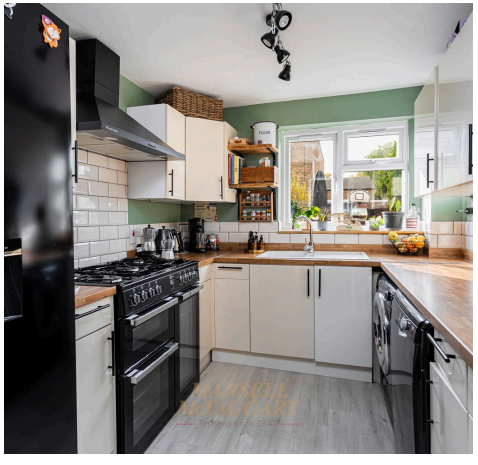
Colonsay Road, Broadfield

£400,000

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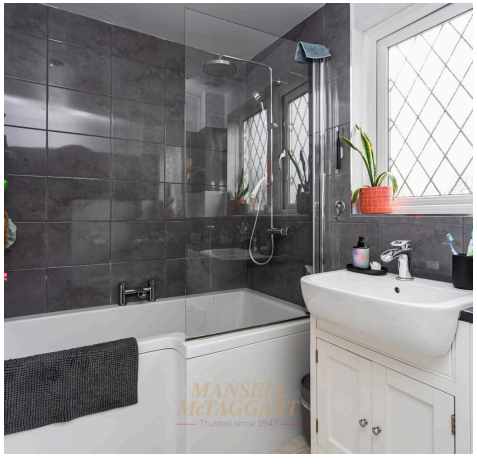
- Three-bedroom end of terrace family home
- Converted garage now a versatile office or study space
- Re-fitted kitchen with contemporary units and wood-effect worktops
- Spacious dual-aspect living room with doors to the garden
- Re-fitted family bathroom suite with modern grey tiling
- Front driveway with parking for two cars and a dedicated EV charger
- VENDOR SUITED
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'D'

A beautifully presented and exceptionally versatile three bedroom end of terrace family home, situated in a popular residential area of Broadfield. The property has been thoughtfully updated and enhanced by the current owners, offering a superb opportunity for families or professional couples alike.

Upon entering the property, you are greeted by an spacious and practical entrance hall. This welcoming area features two large double storage cupboards, one of which is currently utilized to house a freestanding freezer, alongside additional under-stairs storage space. From the hallway, access is provided to the re-fitted downstairs cloakroom, a highly convenient addition for any busy modern household.







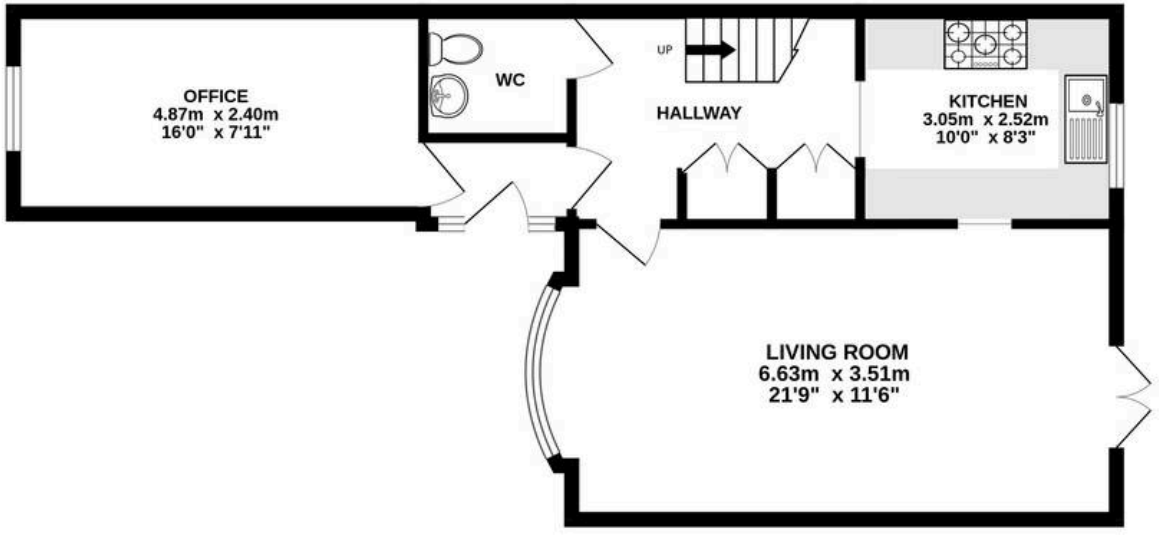


The heart of the ground floor is the impressive living room. This dual-aspect living space features stylish wood-effect flooring and a vibrant feature wall, providing a bright and airy environment with ample room for both sizable living furniture and a family dining setup. Double doors open directly out to the rear garden, making it ideal for relaxed evenings or entertaining guests. Leading off the entrance hall is the beautifully re-fitted kitchen, which has been smartly designed with a contemporary range of white shaker-style wall and base units, sleek black T-bar handles, elegant wood-effect worktops, and modern tiled splashbacks. Completing the ground floor accommodation is the garage conversion, which now functions as a generous office and study space, featuring a skylight that provides the room with natural light.

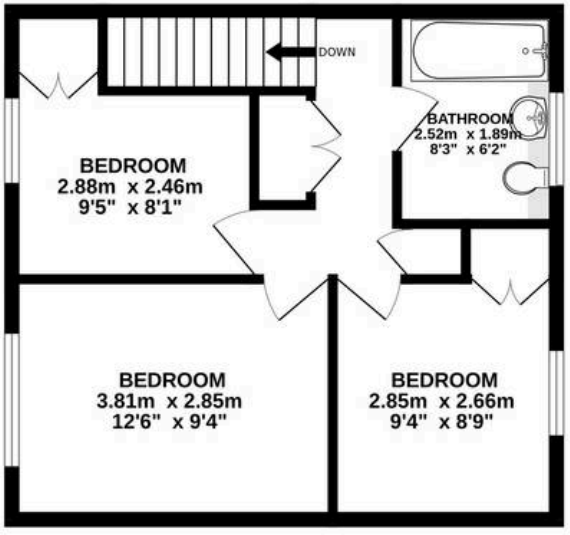
Stairs rise from the entrance hall to the first-floor landing, which connects the three well-proportioned bedrooms and the family bathroom. The primary bedroom is a generous double with plenty of space for wardrobes, finished with an attractive half-height deep green feature wall. The second bedroom is also an excellent double overlooking the front, while the third bedroom is a small double/large single room overlooking the rear garden. Serving the bedrooms is the smartly re-fitted family bathroom, which features a modern white suite, a shower over the P-shaped bath with a glass screen, and contemporary large-format grey tiling.

Outside, the front boasts a private gravel driveway with comfortable off-road parking for two vehicles, bordered by a low timber fence and further enhanced by an installed electric vehicle charging point. To the rear, there is a pleasant and fully enclosed garden with a generous patio area perfect for outdoor dining and entertaining, leading to a lawned area with a timber garden shed.

GROUND FLOOR
56.0 sq.m. (602 sq.ft.) approx.



1ST FLOOR
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 95.0 sq.m. (1022 sq.ft.) 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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