



Trusted  
Property Experts



Marlston Walk  
CV5 9LG

# Marlston Walk

## CV5 9LG

\* 3 BEDROOM SEMI WITH NO UPWARD CHAIN \* PLEASANT CUL DE SAC SETTING \* THROUGH LOUNGE TO BRICK BUILT DOUBLE GLAZED CONSERVATORY \* FULLY TILED BATHROOM WITH SHOWER \* DIRECT ACCESS LONG DRIVEWAY TO CONCRETE GARAGE \* VIEWING RECOMMENDED

Nestled in a tranquil cul-de-sac setting on Marlston Walk, just off Frilsham Way, this charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious reception through lounge perfect for entertaining guests or enjoying quiet evenings with loved ones through to the brick built double glazed conservatory.

The three well-proportioned bedrooms provide ample space for relaxation and personalisation, the principal bedroom having part mirrored wardrobes making it an ideal home for those seeking comfort and convenience and the refurbished bathroom is fully tiled with shower .

One of the standout features of this property is the long driveway, which offers direct access to a concrete sectional garage, providing ample secure parking and additional

*Custom text box*

selling quality  
property since 1995





*Custom text box*





## Dimensions

ENTRANCE HALL  
THROUGH LOUNGE  
3.61m x 7.37m

BRICK BUILT  
DOUBLE GLAZED  
CONSERVATORY  
4.52m x 2.69m

KITCHEN WITH SLOT  
IN COOKER  
2.41m x 3.10m

LANDING

BEDROOM ONE WITH  
PART MIRRORED  
WARDROBES  
2.82m x 4.47m

BEDROOM TWO  
3.38m x 2.90m

BEDROOM THREE  
2.06m x 2.74m

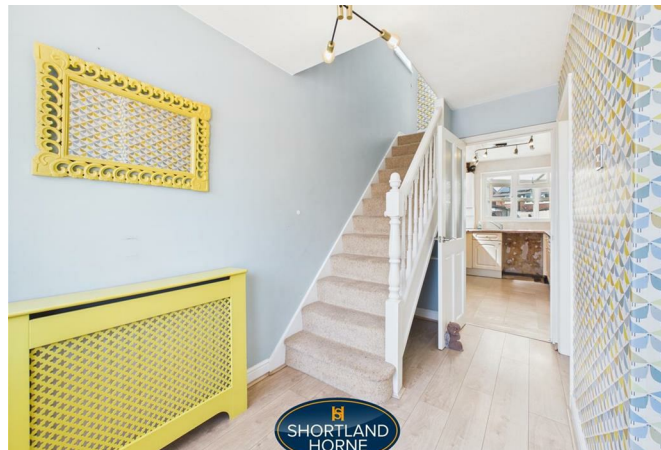
FULLY TILED  
BATHROOM WITH  
SHOWER  
2.03m x 1.68m

DIRECT ACEESS  
LONG DRIVEWAY TO  
CONCRETE GARAGE

AMPLE FRONT CAR  
PARKING

ENCLOSED FULLY  
FENCED REAR  
GARDEN

NO UPWARD CHAIN



Floor Plan



Total area: 911.00 sq ft

**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

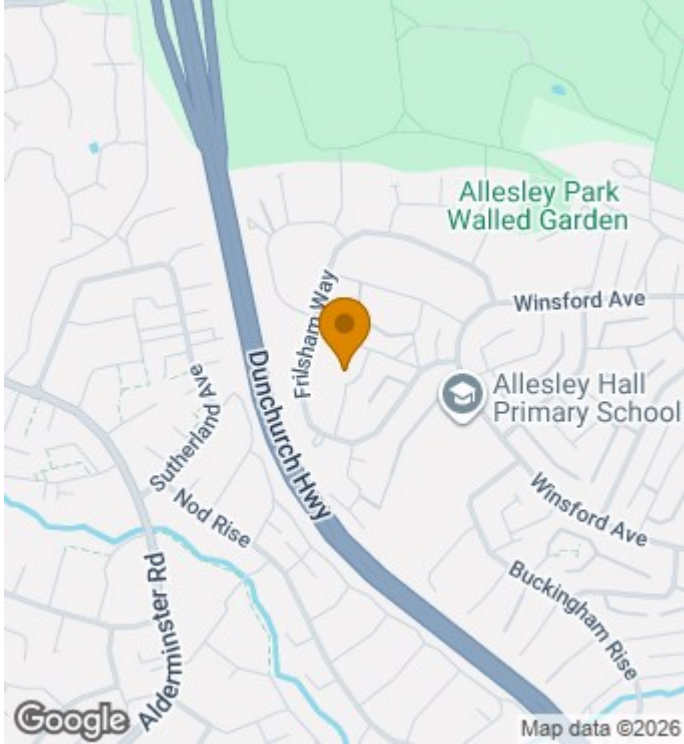
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

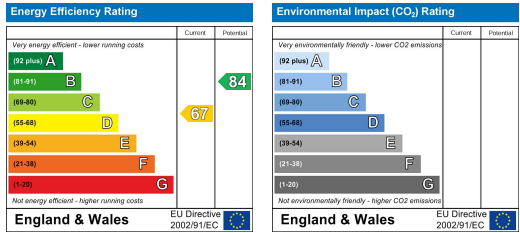
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



Trusted  
Property Experts