



FOR STARTERS



OFFERS IN EXCESS OF
£575,000

MAIN COURSE

A Thoughtfully Renovated Edwardian Home in the Heart of Town

Tucked away on a quiet street just a few minutes' walk from the town centre, this beautifully renovated Edwardian three bedroom terrace blends timeless character with the kind of modern touches that make everyday life that bit easier. It's a home that's been updated with care—retaining original features like stripped wooden floors, picture rails, and original fireplaces while adding light, space, and comfort in all the right places.

Step inside and you're greeted by a smart hallway with Edwardian-style tiled flooring—a nod to the house's heritage. From here, the open-plan living and dining room stretches the full depth of the house. With two working fireplaces, high ceilings, and generous proportions, it's a space that feels both welcoming and impressive—perfect for cosy nights in or entertaining friends.

Beyond this lies a practical utility area with underfloor heating and space for a washing machine and tumble dryer, a downstairs WC, and access to the side passage—ideal for muddy boots, bicycles, or four-legged companions. Then comes the real highlight; a contemporary kitchen designed with precision, incorporating high-performance integrated appliances including a, combination oven microwave, fridge, dishwasher, and an induction hob. The work surfaces combine solid Silestone with wood effect, while the peninsular island serves as a central hub for socialising and informal dining—ideal for entertaining guests while cooking.

What really sets it apart, though, are the full-height sliding glass doors on two sides, opening out to the garden and flooding the room with natural light creating a seamless connection between indoors and out.



Upstairs, the main bedroom is a generous double with two sash windows and its own en-suite shower room. Bedroom two is another comfortable double, while bedroom three, currently used as a dressing room, would make a great single bedroom or study. The family bathroom is finished to a high standard with both a walk-in shower and a separate bath.

The garden has been cleverly landscaped to create a private, low-maintenance oasis. A winding path leads past established borders to a sunny patio, ideal for morning coffee or evening drinks. At the far end, a fully insulated garden pod with power and broadband offers a quiet spot to work from home or unwind. There's even a former air raid shelter, now a practical outdoor store and gated access from the side passage.

Beautifully presented, full of character and in a location that puts everything on your doorstep, this is a home where old and new come together seamlessly. Viewings by appointment only.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - D



West Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage

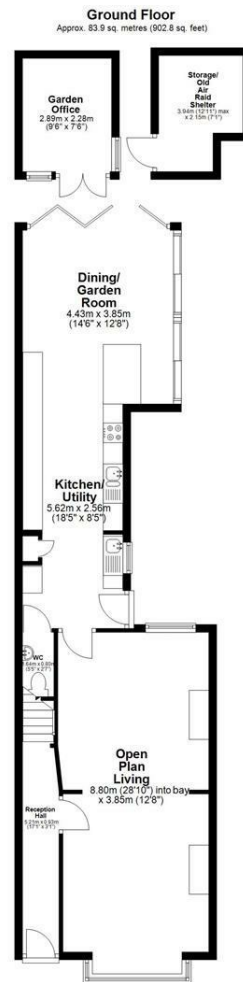


Heating System
Gas Heating



Stratford Primary

WHY NOT TAKE
A LOOK INSIDE?
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Total area: approx. 138.1 sq. metres (1486.1 sq. feet)

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