

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

**Daniel**  
**Henry**  
ESTATE AGENTS

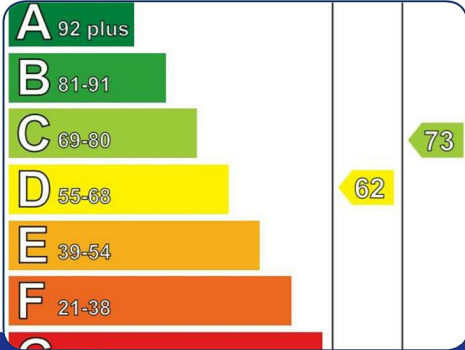
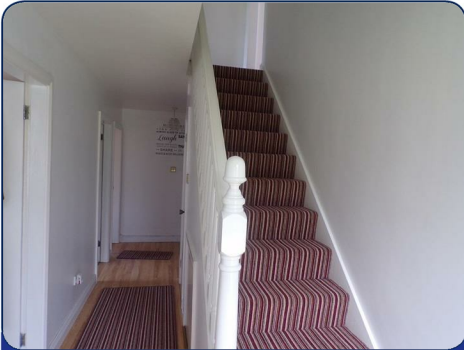
£155,000

FOR SALE

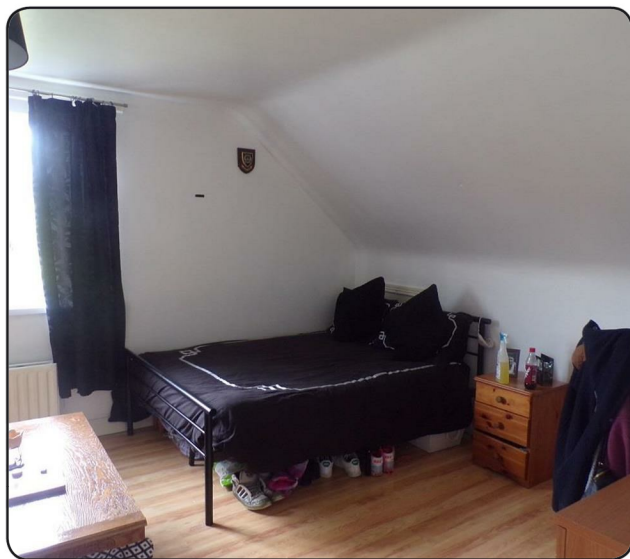


31 Beaufort Drive, Knightsbridge, BT47 6FG

- SEMI DETACHED CHALET BUNGALOW
- 5 BEDROOMS / 1 RECEPTION
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- VELUX DOUBLE GLAZED WINDOWS THROUGHOUT (except velux)
- PVC FRONT & REAR DOORS
- BLINDS INCLUDED IN SALE
- EPC RATING - D







## ACCOMMODATION

### HALLWAY

Having understairs storage and laminated wooden floor.

### LOUNGE

16'4" x 11'9" (4.98m x 3.58m)

Having attractive fireplace with cast iron inset, granite hearth, ceiling cornicing and centre rose.

### KITCHEN

13'4" x 11'8" (4.06m x 3.56m )

Having range of eye and low level units, tiling between units, gas hob, electric oven, extractor fan, stainless steel sink unit with mixer taps, plumbed for dishwasher, ample dining space.

### UTILITY ROOM

Having eye level units, plumbed for washing machine.

### BEDROOM 1 / FAMILY ROOM

11'8" x 11'1" (3.56m x 3.38m)

Having laminated wooden floor and French doors leading to rear garden.

### BEDROOM 2

11'8" x 9'9" (3.56m x 2.97m)

### SHOWER ROOM

Comprising walk in electric shower with PVC cladding to walls, whb set in vanity unit, wc.

### FIRST FLOOR

### LANDING

Having hotpress.

### BEDROOM 3

15'2" x 11'8" (4.62m x 3.56m)

Having wall to wall built in wardrobes with sliding mirrored doors, laminated wooden floor.

### BEDROOM 4

11'8" x 10'7" (to widest points) (3.56m x 3.23m (to widest points))

Having laminated wooden floor.

### BEDROOM 5

11'9" x 10'8" (3.58m x 3.25m)

Having laminated wooden floor.

### SHOWER ROOM

Comprising walk in electric shower with PVC cladding to walls, whb and wc.

### EXTERIOR FEATURES

Neat lawns to front and rear.

Large side lawn.

Enclosed to rear by fence and gate.

Paved patio area.

Shed.

