

# 26 Strandburn Drive

Sydenham, BT4 1NA

# Cowley



## Price: OA £120,000

An appealing mid terrace property with a rear extension is now available.

- Entrance hall with walk in cloakroom/study area
- Through lounge with double doors
- Extended kitchen across rear of property
- 3 Bright bedrooms
- Bathroom incorporating electric shower
- PVC double glazed windows
- Oil fired central heating
- Enclosed yard with garden area to front

An appealing mid terrace property with a rear extension is now available. The entrance hall boasts a convenient walk in cloakroom/study area. The lounge is spacious and benefits from double doors. The kitchen has been extended and spans the width of the rear of the property. There are three bright bedrooms on offer, as well as a bathroom with an electric shower facility. PVC double glazed windows and oil fired central heating are present throughout the property. This is a highly requested locality and an excellent opportunity for those looking for a starter home or an investment property. The property also has an enclosed yard with a garden area to the front.

**ENTRANCE HALL:** Storage under stairs, walk in cloakroom/study area.

**LOUNGE:** 19'6" x 9'3" with double doors.



**EXTENDED KITCHEN:** 14'2" x 6'5" range of built in high and low level units, single drainer stainless steel sink unit, mixer taps, plumbed for washing machine, part tiled walls, tiled floor, pine ceiling.





FIRST FLOOR

BEDROOM 1:

9'4" x 8'6" picture rail.



BEDROOM 2:

9'6" x 8'8" picture rail.



BEDROOM 3:

6'2" x 5'3"

**BATHROOM:**

Panelled bath, electric shower, wash hand basin, low flush w.c., hot press copper cylinder, immersion heater.



**OUTSIDE:**

Garden area to front. Enclosed yard, boiler house, oil fired boiler, oil tank.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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