Park View

Braye Road
Vale

SPACIOUS AND FLEXIBLE VICTORIAN RESIDENCE WITH MULTI-GENERATIONAL POTENTIAL

With ample **parking** to the front for up to six vehicles and a private, enclosed **garden** to the rear, this elegant Victorian residence combines character with exceptional flexibility. The garden can also be accessed via steps leading down from the first floor, adding further convenience.
The interior offers an extensive and adaptable layout. Currently arranged as one substantial home, it provides **five bedrooms**, **three bathrooms**, **two reception rooms**, **two kitchens**, a **study** and a **nursery**. The property has previously been divided into two self-contained dwellings and retains the clear potential to be reinstated, making it an excellent option for multi-generational living or investment purposes.
The house is ready for immediate occupation while still offering the opportunity for a new owner to update or personalise over time.

LOCAL MARKET SALE

£750,000

- 5 Bedrooms
- 3 Bathrooms
- Ample parking for up to 6 cars
- Convenient location
- Low maintenance garden
- Multi-generation living potential

- TRP: 261
- Perry's Ref: 11 E2
- What3Words: motel.student.monopoly

5 **3** **Ample**

CARRÉ PROPERTY

Residential lettings, property management & select sales.
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Rooms:

Ground Floor

Porch:	1.9m x 1.0m *(6'2" x 3'3")*
Lounge:	3.97m x 4.12m (*13'0" x 13'6")*
Dining Room:	3.71m x 4.38m *(12'2" x 14'4")*
Study:	2.64m x 1.94m *(8'8" x 6'4")*
Bedroom 5:	4.99m x 2.90m *(16'4" x 9'6")*
Kitchen:	4.96m x 3.41m *(16'3" x 11'2")*
WC:	0.90m x 1.65m *(2'11" x 5'5")*
Bathroom:	1.64m x 1.48m *(5'5" x 4'10")*

First Floor

Kitchen:	5.08m x 2.29m + 2.54m x 2.34m *(16'8" x 7'6" + 8'4" x 7'8")*
Bathroom:	2.49m x 2.41m *(8'2" x 7'11")*
Bedroom 1:	4.17m x 3.94m *(13'8" x 12'11")*
Bedroom 2:	4.09m x 3.94m *(13'5" x 12'11")*
Nursery/Box Room:	2.18m x 1.91m *(7'2" x 6'3")*

Second Floor

Bedroom 3:	3.94m x 3.56m *(12'11" x 11'8")*
Bedroom 4:	3.94m x 2.95m *(12'11" x 9'8")*
Bathroom:	1.93m x 1.63m *(6'4" x 5'4")*

GROUND FLOOR

1ST FLOOR

2ND FLOOR

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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SERVICES: **Mains electricity, water, drainage. Oil fired central heating.**

VIEWING: By appointment through Carré Property Limited.

APPLIANCES: Creda Hob, Whirlpool Hob, Cooke & Lewis Oven x2

PLEASE NOTE: These sales particulars are provided as a guide. They are not an offer of contract, nor part of one. You should not rely on the contents therein or on statements, in writing or by word of mouth, provided by us in respect of this property, its condition or its value. We have not undertaken a detailed survey, nor tested the services or specific fittings. Site measurements are given as a guide.

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