



# Falcon

01752 600444

## 35 Lilford Gardens

West Park, Plymouth, PL5 2DP

Guide Price £390,000-£400,000







## In Brief

**Lilford Gardens, Plymouth. A fabulous luxury 4 bed detached family home with useful garden room / office. Sunny garden**

<b>Reception Rooms</b>	Fabulous large living room / dining room open with kitchen.		
<b>Bedrooms</b>	4 bedrooms, + Ensuite		
<b>Heating</b>	Gas central heating	<b>Parking</b>	Driveway and large garage
<b>Area</b>	1553 Sq Ft	20'3 x 10'1	
<b>Tenure</b>	Freehold	<b>Council Tax</b>	D

## Description

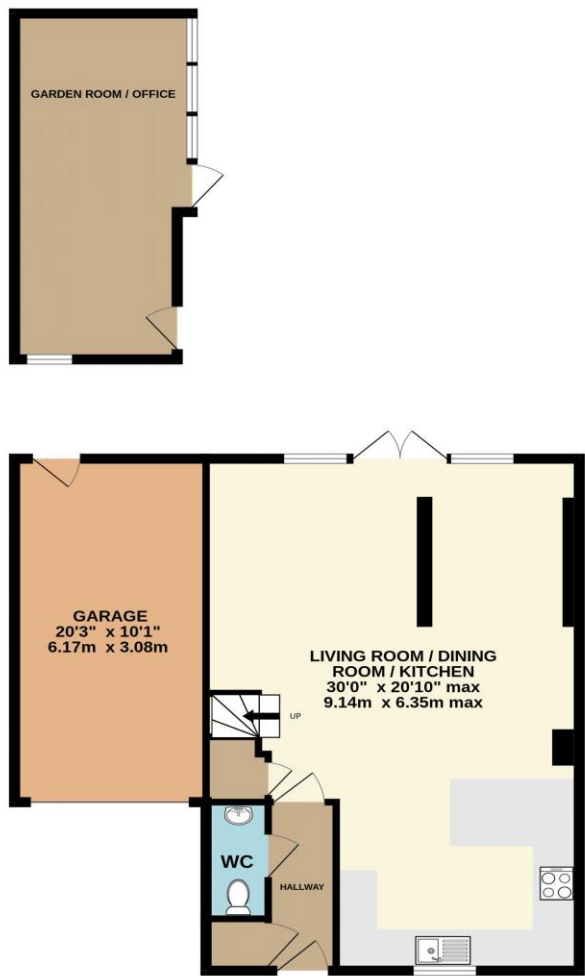
Set within this exclusive development is this fabulous detached home, a perfect residence for a family due to its size and layout. The accommodation comprises on the ground floor; entrance hallway which provides access to storage and a cloakroom/WC. The living area is open plan with a modern kitchen design including integrated oven, hob and hood and dishwasher finished with contemporary worktops with matching up stand, this then flows into a dining room and living room which will offer a lovely light and airy space due to the French doors with windows either side. On the first floor there are four bedrooms with master ensuite shower room and an additional family bathroom. The ensuite and bathroom will have modern sanitary ware and beautifully tiled. Externally you have access to the garage ( 20'3 x 10'1 with electric car charging point ) enclosed rear garden and front garden area and driveway. The rear garden is beautifully laid with large slate paving slabs plus artificial grass lawn. The property has a fabulous garden room measuring 20'3 x 9'4 ) which the current owners have created. This is such a great addition to the house and garden offering all sorts of possibilities including a home office / study. The property is well positioned close to some good schooling and shops and other facilities.

**Need A Mortgage?**

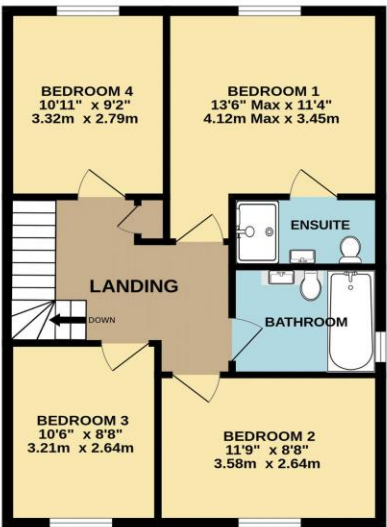
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

# Floor Plans

GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



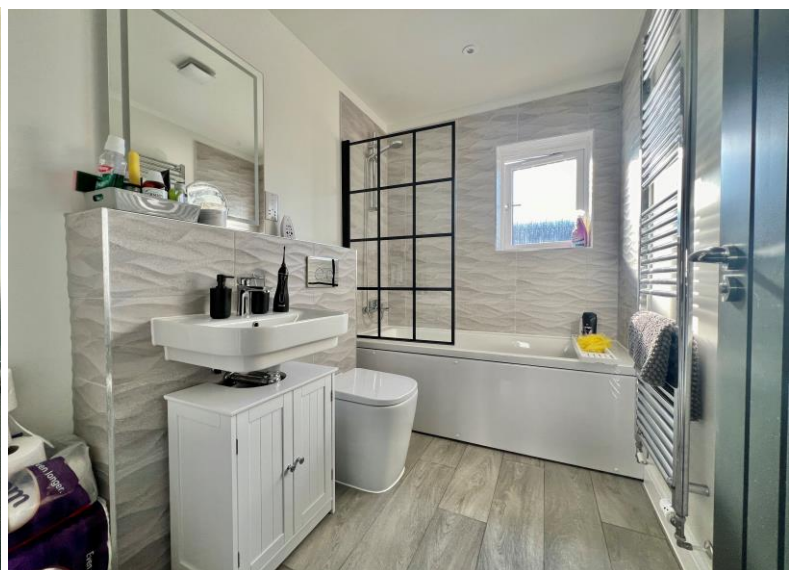
1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

