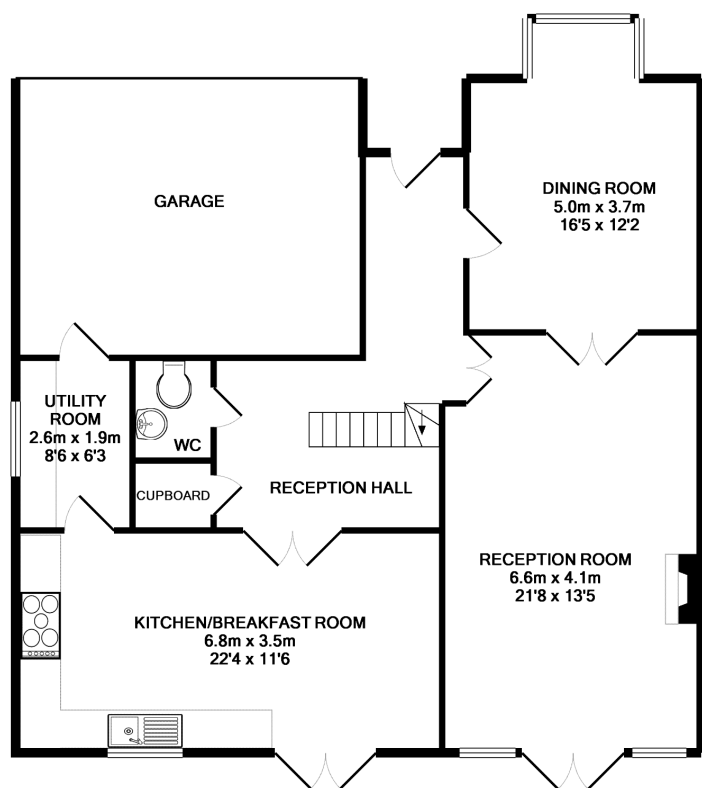




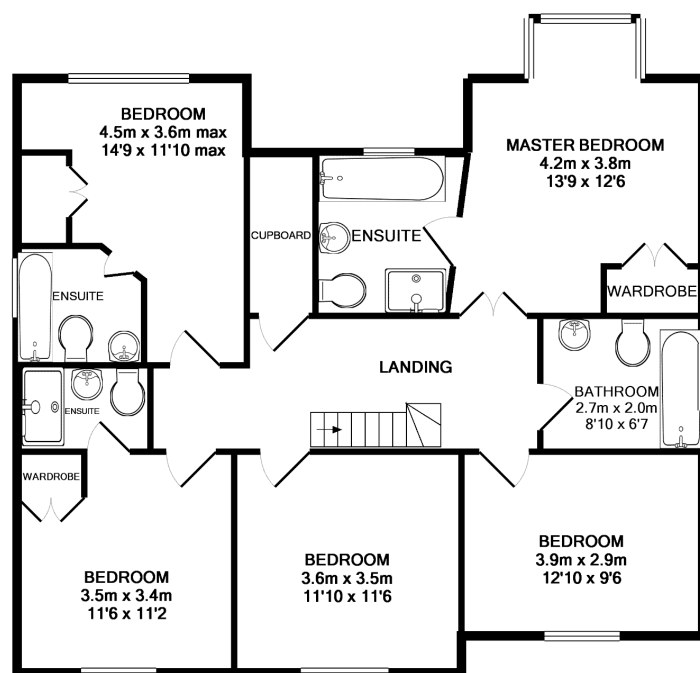
A rarely available 5 bedroom detached home on the highly regarded St James Park. The property offers well proportioned rooms and high ceilings with the accommodation comprising two large reception rooms and a kitchen breakfast room. The first floor comprises 5 double bedrooms, 3 ensuite bathrooms and a family bathroom. Further benefits include a double garage and southerly aspect landscaped rear garden.







GROUND FLOOR  
APPROX. FLOOR  
AREA 114.4 SQ.M.  
(1232 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 96.5 SQ.M.  
(1038 SQ.FT.)

TOTAL APPROX. FLOOR AREA 210.9 SQ.M. (2270 SQ.FT.)

KeyHPS Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyHPS please visit [www.keyhps.com](http://www.keyhps.com) (Tel: 0845 475 4165)  
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We have prepared these sales particulars as a general guide after a brief inspection of the property and with information supplied by the Vendors. No detailed survey was carried out nor were the services and appliances tested. Photographs are not comprehensive and no assumption should be made that the property remains as displayed. The floor plans are for representation purposes only as defined by the RICS Code of Measuring Practice. Measurements, room shapes and sizes are approximate and must not be relied on. No responsibility is taken for errors or omissions. All fixtures and fittings, carpets, curtains/blinds, lighting and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendors unless specifically itemised. No representation is given as to the title of the property.

# HJC

HIGHER VALUES

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