





PRICE GUIDE £800,000 - £850,000

This most impressive 1930's detached family home has been superbly extended and offers over 2,300 SQ FT including the outbuilding. Situated in the sought-after residential area of Drayton, this substantial detached home offers an exceptional amount of versatile living space. The property combines generous family accommodation with an impressive open-plan kitchen/dining/family room, four bedrooms, integral garage and a superb detached gym/home office.

The ground floor is centred around the impressive 33'3 x 22'10 kitchen/dining/family room, providing a fantastic space for everyday family life and entertaining. A separate bay-fronted sitting room offers a more formal reception space, while the accommodation is further complemented by a useful utility room, downstairs cloakroom and welcoming reception hall. The integral garage measures approximately 22'7 in length and provides excellent additional storage.

Upstairs, there are four bedrooms, with the principal bedroom measuring approximately 17'2 x 9'7 and benefiting from its own en-suite shower room. Two further generous double bedrooms and a fourth bedroom provide excellent flexibility for a growing family, while the remaining bedrooms are served by the family bathroom.

Outside, there is ample driveway parking to the front, with access to the garage. The landscaped westerly facing rear garden is further enhanced by a substantial detached outbuilding, currently arranged as a gym/home office and measuring an impressive 28'1 x 12'1 – an ideal space for home working, fitness, hobbies or entertaining. The generous overall accommodation and versatile layout make this an excellent long-term family home, conveniently positioned in Drayton with good access to local schools, amenities and transport connections.



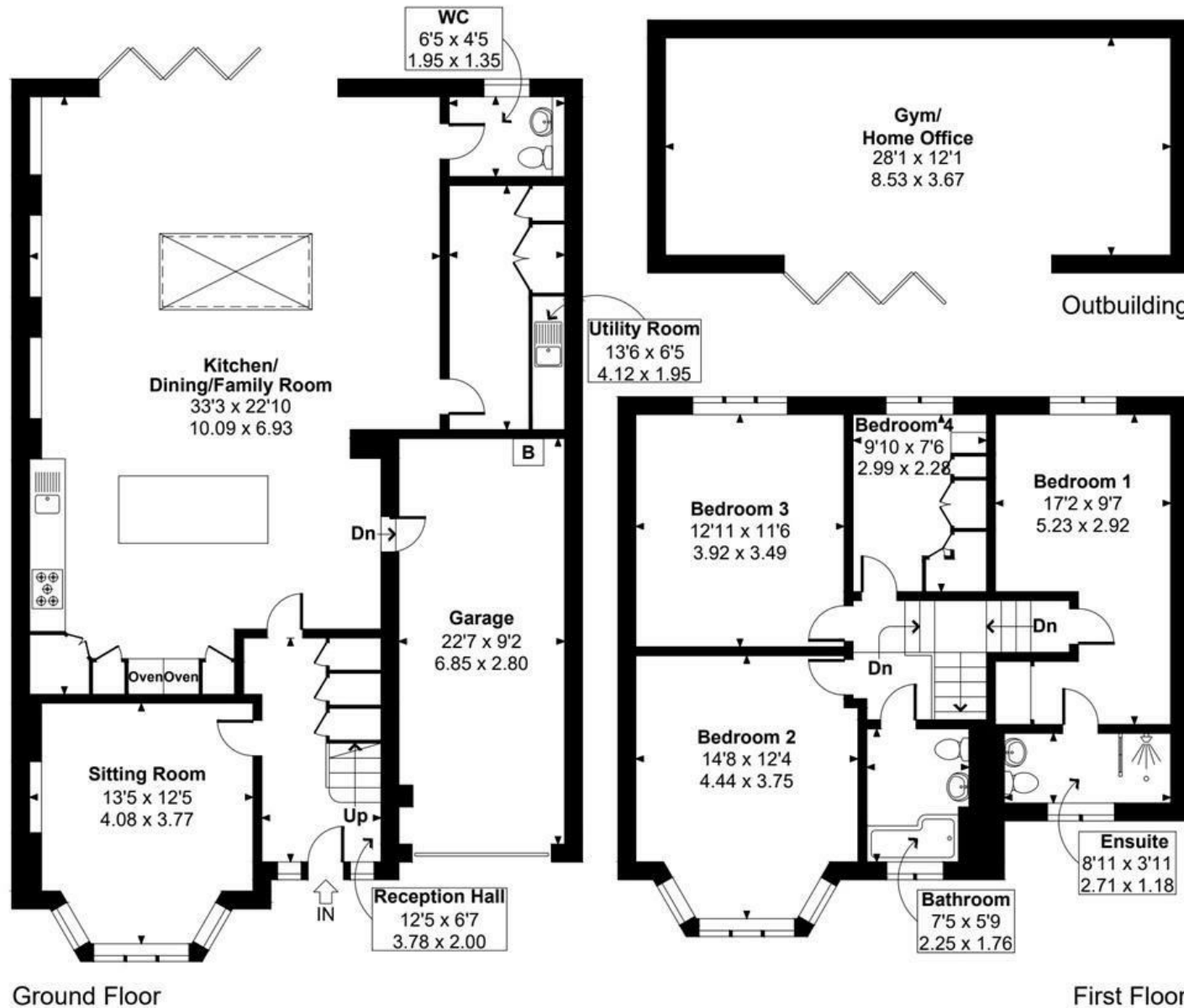
- EXTENDED DETACHED FAMILY HOME
- OVER 2,300 SQ FT
- FOUR BEDROOMS
- PRINCIPLE BEDROOM WITH ENSUITE
- IMPRESSIVE OPEN PLAN LIVING
 - 33FT
- KITCHEN/DINER/FAMILY ROOM
- SEPERATE SITTING ROOM
- CLOAKROOM & UTILITY
- GARAGE & DRIVEWAY PARKING
- LANDSCAPED REAR GARDEN WITH IMPRESSIVE OUTBUILDING

Olinda, 9 Brecon Avenue, Drayton, PO6 2AN

Approximate Gross Internal Area = 186.8 sq m / 2010 sq ft

Outbuilding = 31.3 sq m / 337 sq ft

Total = 218.1 sq m / 2347 sq ft



□ □ Indicates restricted room height less than 1.5m.

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.