

NEXA PROPERTIES

ELLESMERE ORCHARD, WESTBOURNE

ASKING PRICE £475,000









Situated in the popular village of Westbourne, this well-proportioned three-bedroom home offers spacious and versatile accommodation with the added benefit of a substantial detached home office and garage.

The ground floor features a generous living room with bay window, a well-appointed kitchen, separate dining/family room and a useful WC/utility room. Upstairs are three bedrooms and a family bathroom, including a good-sized principal bedroom.

Outside, the property is further complemented by a detached garage and an impressive home office measuring approximately 16'2 x 12'1, ideal for those working from home or requiring a dedicated studio or hobby space. Overall, this is a versatile family home offering excellent additional space in a sought-after Westbourne setting.



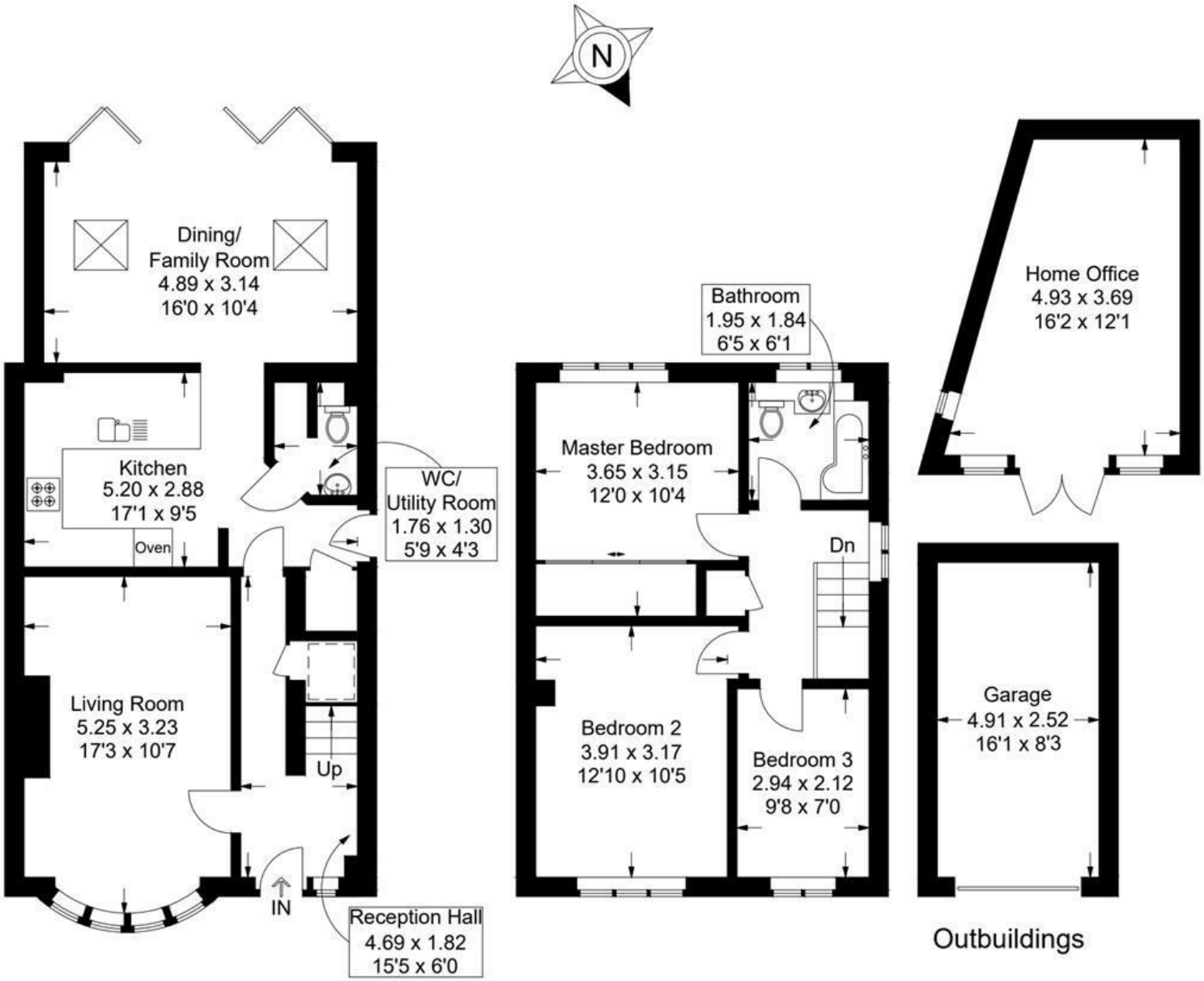




- THREE BEDROOM FAMILY HOME
- POPULAR WESTBOURNE LOCATION
- SEPARATE DINING/FAMILY ROOM
- THREE FIRST FLOOR BEDROOMS
- MODERN FAMILY BATHROOM
- DETACHED HOME OFFICE
- SEPARATE GARAGE
- SOUGHT-AFTER VILLAGE SETTING

Ellsmere Orchard, Westbourne

Approximate Gross Internal Area = 98.9 sq m / 1064 sq ft
Outbuildings = 27.7 sq m / 298 sq ft
Total = 126.6 sq m / 1362 sq ft



=Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.