

## Orchard Road - £425,000



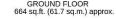




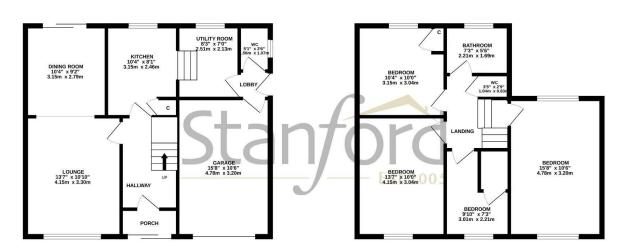




Stanford Estate Agents bring to the market this extended, four bedroom, detached house situated in central Fair Oak located within minutes of the village centre and its array of amenities. Benefitting from off road parking, garage and a separate utility room this property makes for an ideal family home.



1ST FLOOR 577 sq.ft. (53.6 sq.m.) approx



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measureme of doors, windows, norms and nay other items are approximate and no responsibility is taken for any err doors, windows, norms and any other items are approximate and no responsibility is taken for any err prospective purchaser. The services, systems and appliances shown have not been tested and no guarar as to the processing of the processing















England & Wales

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on



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