

# 159 Great Alne Park

A beautiful modern home



Price: £POA\*

For that cottage feel with no compromise on space, The Gloucester is perfect for those who like to entertain. It has a generously proportioned reception with double doors through to a separate kitchen/diner and glazed summer room with access to the gardens. The downstairs study and adjacent wet room could easily be reimagined as a ground floor bedroom suite. Upstairs are two en-suite double bedrooms with good storage.

Internal measurements: 1,467sq ft

Kitchen	18' 8" x 9' 2"	5,680 x 2,780mm
Living/Dining Room	12' 10" x 20' 2"	3,900 x 6,130mm
Bedroom 1	10' 3" x 15' 10"	3,110 x 4,820mm
Bedroom 2	15' 8" x 9' 7"	4,750 x 2,920mm
Study/Bedroom 3	9' 0" x 13' 6"	2,730 x 4,100mm

Apart from the fixtures and fittings described, the homes are unfurnished.

\* Based on a 125-year lease, and subject to service charge, event fees and ground rent. Please ask for further information.

Version 3 - 19/10/2018



PLEASE NOTE: Images are for illustrative purposes only, Rooms shown may not be representative of this property.