

# DORSET ROAD

## £435,000



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Langley Estate agents are pleased to present to the market a beautifully presented three bedroom family house.

The entrance hall comprises a lounge, utility room, W.C and an extended open plan kitchen/diner with byfolding doors out to the rear garden.

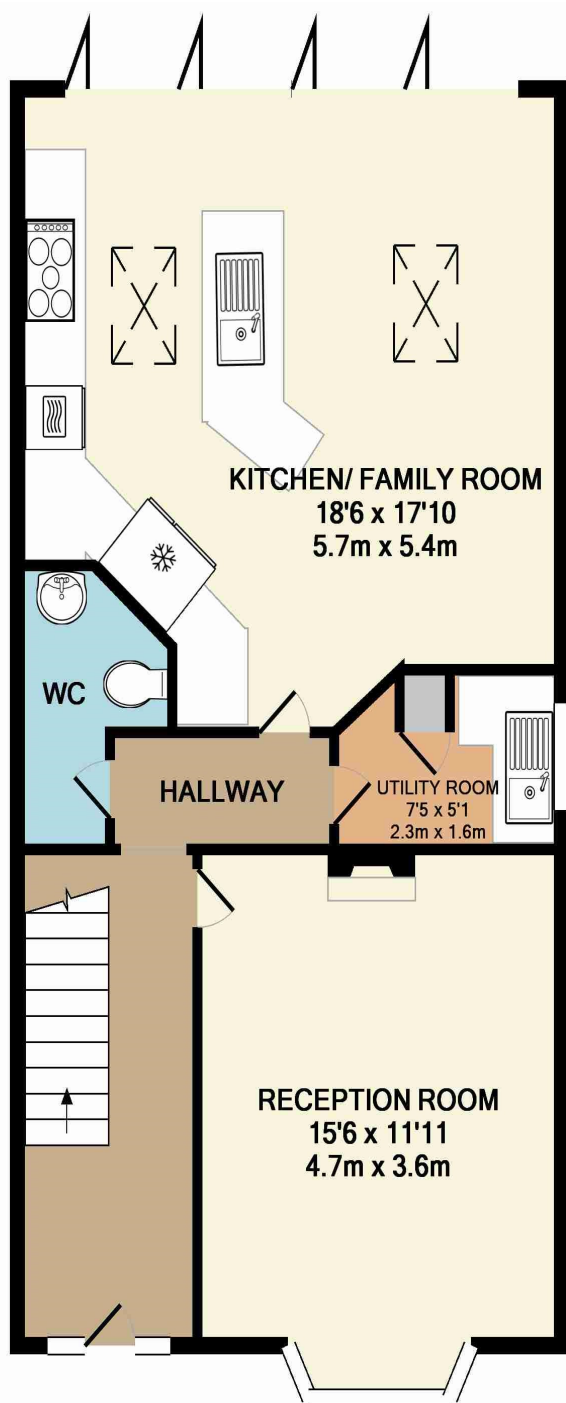
The first floor comprises three bedrooms and a modern family bathroom with shower and bath, W.C and basin.

The property also benefits from gas central heating, double glazing, off street parking and a lovely rear garden with side access.

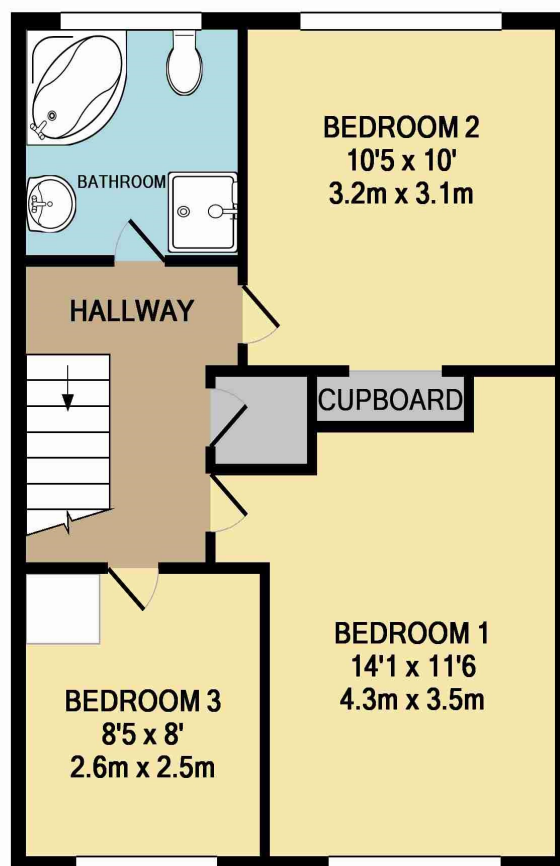




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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1119 SQ.FT. (104.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

