

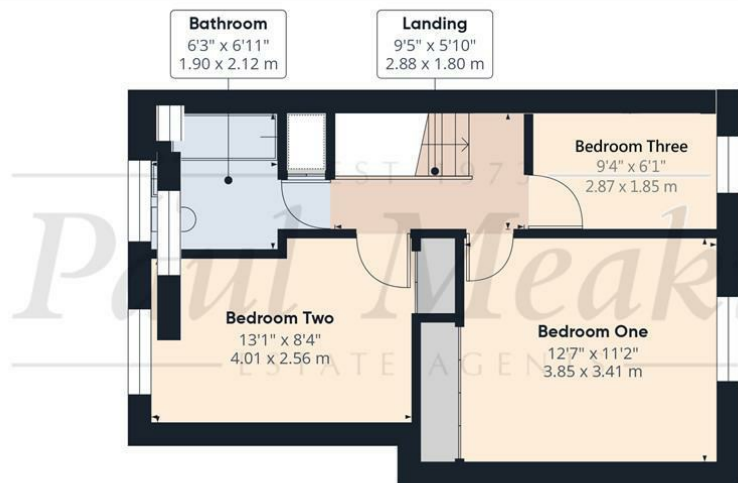


EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

**£415,000** Fairacres, Forestdale, CR0 9JY



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 897 sq ft  
 83.4 sq m

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Entrance Hall**  
 12'7" x 3'8" (3.85 x 1.13)

**Kitchen**  
 7'11" x 9'4" (2.42 x 2.87)

**Reception Room**  
 19'11" x 15'8" (6.08 x 4.79)

**Downstairs WC**

**Landing**  
 9'5" x 5'10" (2.88 x 1.80)

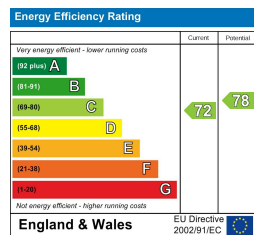
**Bedroom One**  
 12'7" x 11'2" (3.85 x 3.41)

**Bedroom Two**  
 13'1" x 8'4" (4.01 x 2.56)

**Bedroom Three**  
 9'4" x 6'0" (2.87 x 1.85)

**Bathroom**  
 6'2" x 6'11" (1.90 x 2.12)

**Garden**



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Paul Meakin are delighted to present this attractive three-bedroom end-of-terrace family home, tucked away in a peaceful cul-de-sac and ideally positioned for local amenities, well-regarded primary schools, and excellent bus connections.

The property features a stylish refitted kitchen and a contemporary family bathroom, along with a convenient downstairs cloakroom. The spacious double aspect living room measures an impressive 19'11 x 15'8, creating a bright and versatile space for relaxing or entertaining.

Additional benefits include double glazed windows throughout, a beautifully landscaped rear garden perfect for families or entertaining, and a garage en bloc providing useful storage or parking.

This home offers fantastic value in a popular residential area — contact us now to arrange your viewing and appreciate the space, finish, and location on offer.



- Well-presented three-bedroom end-of-terrace home
- Refitted modern kitchen
- Spacious 19'11 x 15'8 living room
- Double glazed throughout
- Garage en bloc

- Peaceful cul-de-sac location
- Contemporary family bathroom
- Downstairs cloakroom
- Landscaped rear garden
- Close to local schools, shops & bus routes

