

**sansome
& george**



36 Impstone Road, Pamber Heath

£565,000

36 Impstone Road

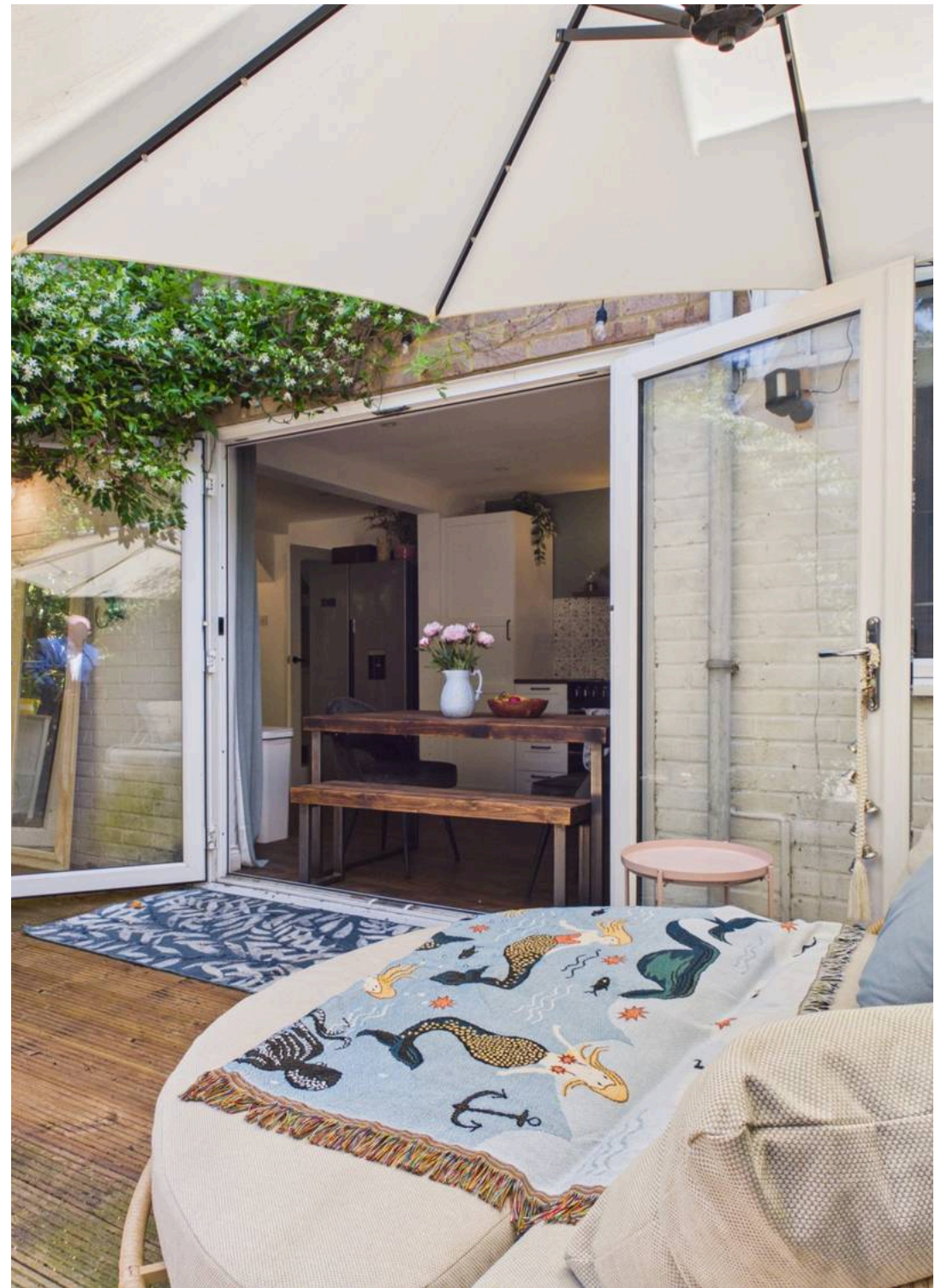
Pamber Heath

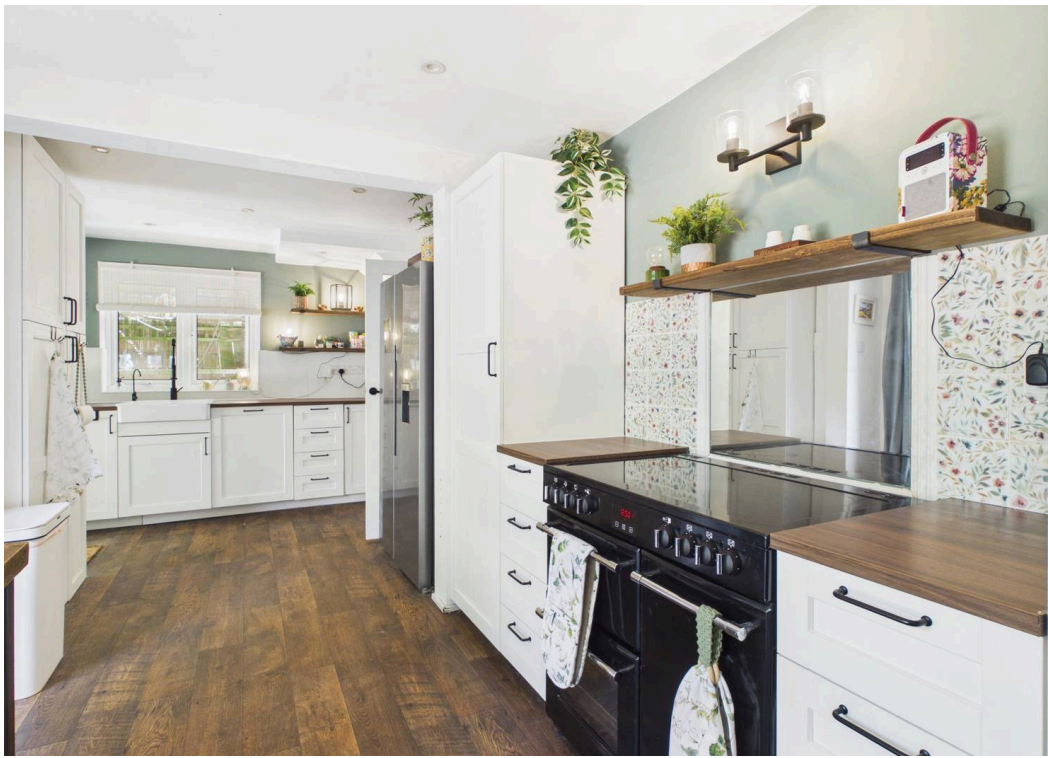
This extended three-bedroom detached home presents a superb opportunity to acquire a spacious and versatile property in a highly sought-after location close to Pamber Forest. The property opens into a welcoming entrance hall that leads to a bright and comfortable living room, ideal for relaxing or entertaining guests. The heart of the home is the generous kitchen and breakfast room, thoughtfully designed with ample storage and workspace, and featuring double doors that create a seamless connection with the garden, perfect for family meals or gatherings. The former garage has been converted to provide a flexible office or snug, offering an excellent solution for those seeking a dedicated workspace or an additional reception area. Upstairs, three well-proportioned bedrooms provide comfortable accommodation for families or professionals, each benefitting from plenty of natural light and neutral decor, while the family bathroom is well-appointed with modern fittings and a clean, contemporary finish. Additional practical features include a spacious driveway with parking for numerous vehicles, ensuring convenience for residents and visitors alike. This property combines generous living spaces with a flexible layout (including the converted garage), making it ideal for modern lifestyles. Situated in a popular residential area with easy access to local amenities, reputable schools, and the scenic surroundings of Pamber Forest, this home offers both tranquillity and convenience. With its well-presented interiors, adaptable spaces, and prime location, this detached house is sure to appeal to a wide range of buyers seeking a comfortable and stylish place to call home. Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







36 Impstone Road

Pamber Heath

- Extended 3 Bedroom detached home
- Popular location close to Pamber Forest
- Living room
- Generous Kitchen / Breakfast room with double doors into garden
- Garage converted into office / snug
- 3 Bedrooms
- Bathroom
- Generous garden
- Driveway for numerous vehicles



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Floor 0

Approximate total area⁽¹⁾
1177 ft²



Floor 1



(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.





Sansome & George Tadley Office

Emit House, 28 Franklin Avenue, Tadley - RG26 4ET

0118 981 0022 • • www.sansomeandgeorge.co.uk