



## 4 Beds, Semi-Detached, Freehold, £299,950

### Forest Hills Drive

3EA - Three Estate Agents are pleased to offer this 3/4 bedroom, semi-detached property with large summer house, excellent gardens overlooking the River Ely in the ever popular Forest Hills Estate.

### Features

- ▀ FOUR BEDROOMS
- ▀ KITCHEN/DINER
- ▀ EN-SUITE SHOWER ROOM
- ▀ NEW BATHROOM SUITE
- ▀ SUMMERHOUSE

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The property briefly comprises a lounge with parquet flooring, feature fire place with solid fuel fire, this room opens to the dining area also with parquet flooring and French Doors leading to the rear garden.

The kitchen is open plan to the dining area with oversized ceramic tiles to floor and ample kitchen units.

There is a utility room also with oversized ceramic tiles to floor, off this room there is a shower room which is located next to the converted garage with laminate flooring. This room could be utilised as an en-suite fourth bedroom.

To the first floor there are three bedrooms, two have carpet to floor and one has wooden flooring.

Finally within this property there is a new bathroom suite with ceramic tiles to floor and walls.

The front garden has a new driveway with off road parking for two cars. The exceptional rear garden has a large summer house, patio areas, decking areas, a large shed and a superb decking area overlooking the River Ely.

This property needs to be viewed to be appreciated. If you are interested then please call today to arrange an appointment to view.





# 3 THREE ESTATE AGENTS

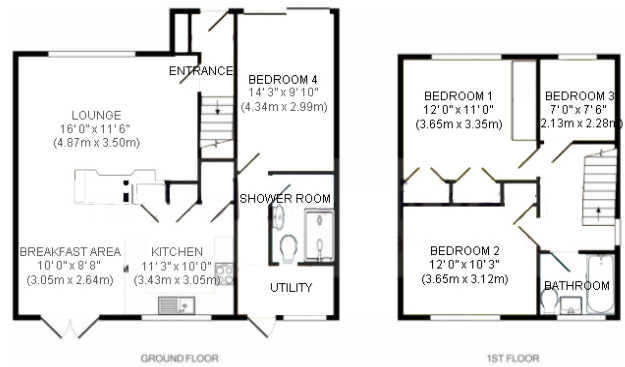
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75   c    |
| 55-68 | D             | 64   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



9 FOREST HILL DRIVE  
 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 is given as to their operability or efficiency can be given.  
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