



5 Bedrooms



2 Bathrooms



2 Receptions



EPC Band E

Council Tax Band:  
G £3,904.28 (2025/26)



An impressive five-bedroom detached family home, beautifully renovated, set on a generous plot in the highly sought-after West Common area.

### Description

This substantial five-bedroom detached family home has been lovingly renovated throughout. The ground floor opens into a bright and welcoming entrance hall, leading to a spacious living room, separate dining room, sun room and a kitchen with integrated appliances, complemented by a utility room. Downstairs there are two further spacious rooms which can be used as bedrooms and family bathroom. To the first floor are three well-sized bedrooms with fitted wardrobes and eaves storage, served by a family bathroom with bath, shower cubicle and separate WC. Externally the property offers a large frontage with a sweeping driveway for parking as well as an integral double garage. The property sits on a large and mature plot with a generous garden.

### Location

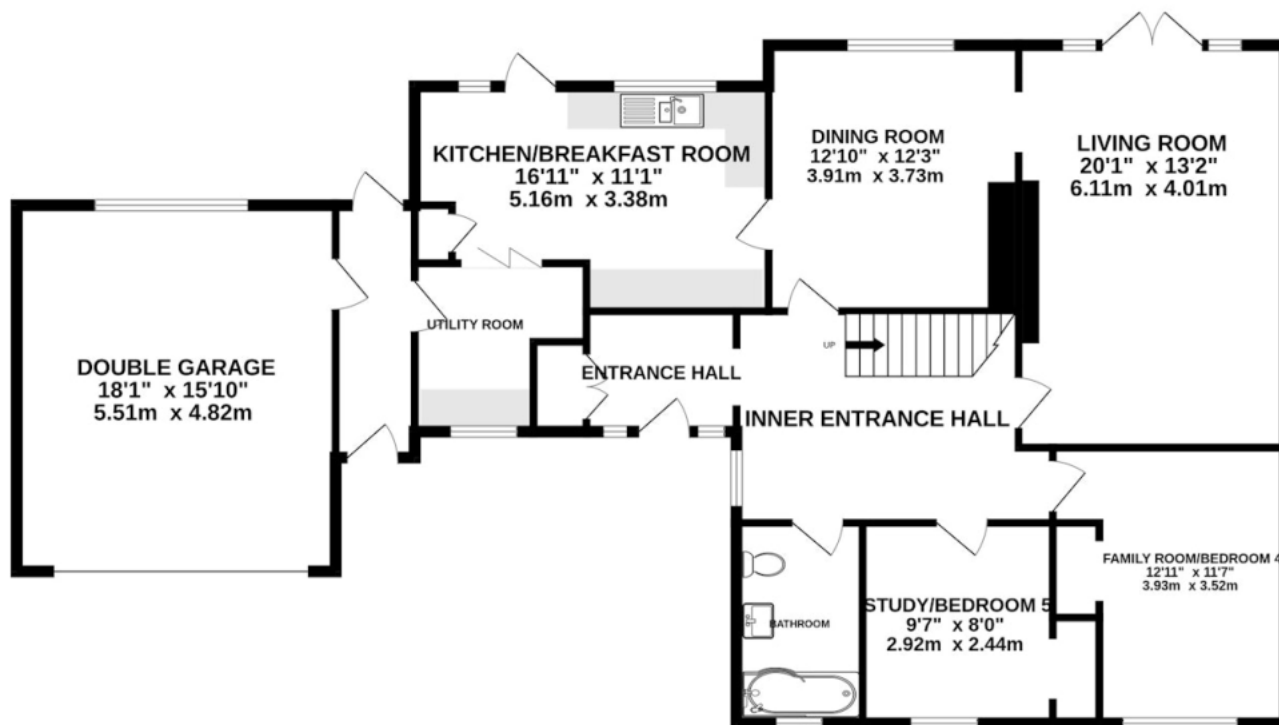
Barlings Road is a peaceful location on the fringes of West Common. The property sits on a generous and established plot, boasting both a sunny aspect and an incredibly peaceful setting. The generous plot sizes all along the road contribute to an i



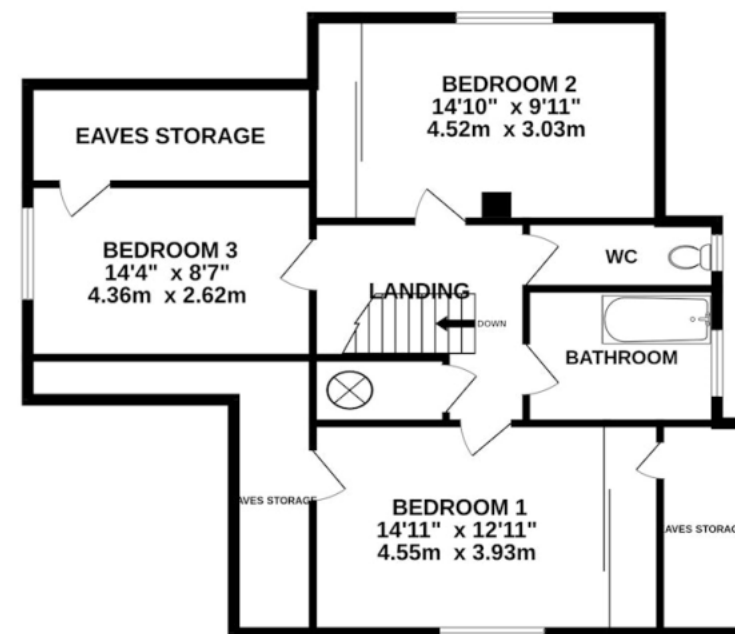








**GROUND FLOOR**  
1267 sq.ft. (117.7 sq.m.) approx.



**1ST FLOOR**  
718 sq.ft. (66.7 sq.m.) approx.

**TOTAL FLOOR AREA : 1984sq.ft. (184.3 sq.m.) approx.**

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.