





£525,000

Situated in a wonderful location backing onto the Wendover arm of the Grand Union Canal with the Chiltern Hills beyond this spacious two bedroom detached bungalow offers a good sized lounge, open plan kitchen/dining room, two double bedrooms, bathroom, gardens to front and rear, garage and driveway parking and the added benefit of no onward chain.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Radiator, access to loft space, airing cupboard housing hot water cylinder, further built-in cupboard.

LOUNGE

Double glazed window to front aspect. Radiator.

KITCHEN/DINING ROOM

Double glazed window to rear aspect, double glazed window and door to side. Fitted with a range of base and eye level units with work surface over, single drainer stainless steel sink unit with mixer tap, built-in hob, integrated fridge and freezer, plumbing for automatic washing machine, floor standing gas boiler.

BEDROOM ONE

Double glazed window to front aspect. Built-in cupboard, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Built-in cupboard, radiator.

BATHROOM

Double glazed window. Comprising panelled bath, pedestal wash hand basin, low level WC, tiled walls, radiator.

OUTSIDE

GARAGE

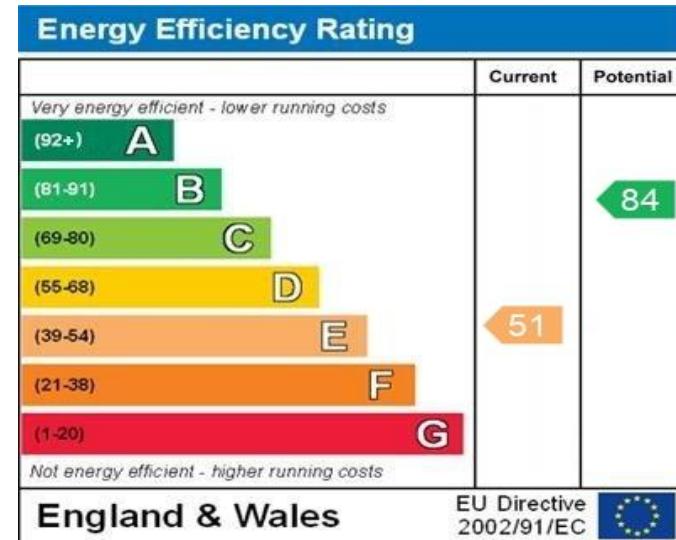
Garage with up and over door, power and lighting.

FRONT GARDEN

Mainly laid to lawn with driveway to garage and path to front door.

REAR GARDEN

Mainly laid to lawn with paved patio area, enclosed on both sides by panel fencing, gated side access, outside light and cold water tap.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents