





£450,000

Set in the heart of this popular Buckinghamshire village in a quiet cul de sac this well presented three bedroom semi-detached family home comprises lounge/dining room, kitchen and family bathroom. Additionally, the property benefits from a private rear garden, garage and driveway parking.

Property Description

ENTRANCE

Double glazed door with double glazed side panel to:

ENTRANCE HALL

Double glazed window to side. Radiator, door to:

LOUNGE

Double glazed window to front and double glazed double doors to rear. Two radiators, television point, stairs to first floor, dimmer switch, coving to ceiling, door to:

KITCHEN

Double glazed window to rear aspect. Range of both floor and wall mounted units with roll edge work surface over, single drainer one and a half stainless steel sink with mixer tap, built-in oven and hob with extractor fan over, plumbing for automatic washing machine, floor standing oil fired boiler, part tiled walls, laminate flooring, radiator, understairs storage cupboard.

LANDING

Access to loft space.

BEDROOM ONE

Double glazed window to rear. Radiator, coving to ceiling.

BEDROOM TWO

Double glazed window to front. Radiator, coving to ceiling.

BEDROOM THREE

Double glazed window to front. Radiator, coving to ceiling.

BATHROOM

Double glazed frosted window. Comprising panelled bath, tiled shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, heated towel rail, airing cupboard housing lagged copper cylinder, shaver point.

OUTSIDE

GARAGE

Metal up and over door, power and light, personal door to side.

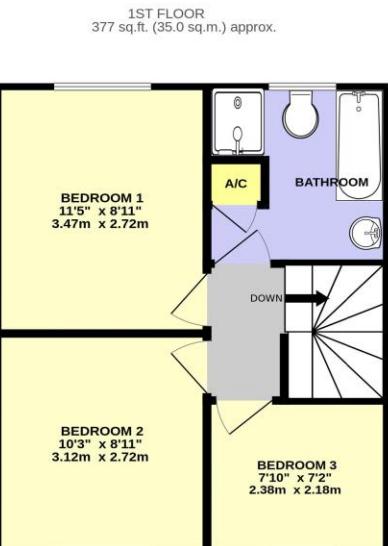
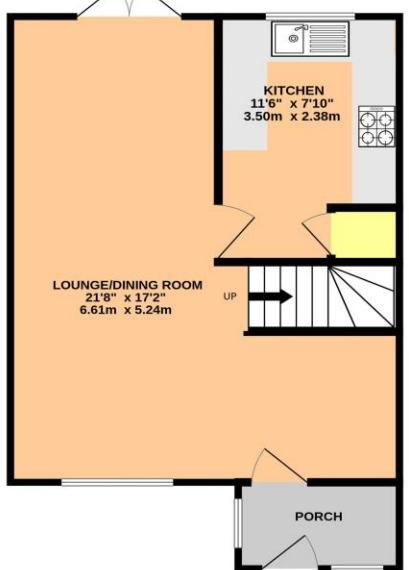
FRONT GARDEN

Mainly laid to lawn with driveway leading to the garage.

REAR GARDEN

Mainly laid to lawn with paved patio area, fish pond, flower and shrub beds, outside cold water tap and lighting, gated side access, all enclosed by panel fencing.

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



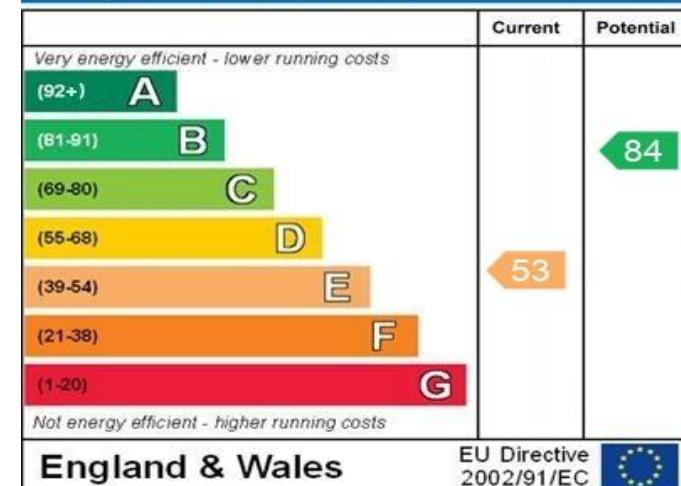
26 LUKES LEA, MARSWORTH HP23 4NH (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.

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Energy Efficiency Rating



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.

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