





Guide Price
£515,000

Situated in the historic Buckinghamshire village of Slapton enjoying wonderful views over the surrounding countryside and the Chiltern Hills beyond, this well presented three-bedroom semi-detached home is welcomed to the market offering generous lounge/dining room, kitchen, orangery, en-suite to main bedroom and family bathroom. Other benefits also include driveway parking for two cars and rear gardens with views out towards Ivinghoe Beacon.

Property Description

ENTRANCE

Double glazed leaded light door to Entrance Hall.

ENTRANCE HALL

Stairs to first floor, radiator, coving.

CLOAKROOM

Low level WC wash hand basin, radiator, part tiled walls, recessed spotlighting, extractor fan.

LOUNGE/DINING ROOM

Double glazed windows to side and rear, two radiators, coving, wall light points, opening to Orangery.

CONSERVATORY

Double glazed windows and double glazed double doors to both the side and rear, vaulted double glazed ceiling, recessed spotlighting, underfloor heating.

KITCHEN

Two Double glazed windows to the front, fitted with a range of both floor and wall mounted units with work surfaces over, single drainer double bowl sink unit with mixer tap and waste disposal unit, built in oven and hob with extractor fan over, integrated dishwasher, washing machine, fridge and freezer, wall mounted unit housing boiler tiled floor, tiled walls, radiator, recessed spotlighting, double glazed door to side.

LANDING

Access to loft space via extendable ladder, radiator, large airing cupboard housing lagged copper cylinder.

BEDROOM ONE

Double glazed window to front, built in wardrobes, radiator, coving.

EN SUITE

Comprising of a panel bath with mixer tap and shower attachment, pedestal hand wash basin, low level WC, tiled walls, radiator, extractor fan, recessed spotlighting.

BEDROOM TWO

Double glazed window to rear with beautiful views over the surrounding countryside towards the Chiltern Hills, radiator, built in wardrobes, coving.

BEDROOM THREE

Double glazed window to rear enjoying stunning views over the surrounding countryside towards the Chiltern Hills, built in wardrobes, radiator, coving, dimmer switch.

BATHROOM

Comprising of a panel bath with mixer tap and shower attachment, pedestal hand wash basin, low level WC, part tiled walls, radiator, shaver point, coving, recessed spotlighting, extractor fan.

PARKING

Shingled driveway parking to front.

FRONT GARDEN

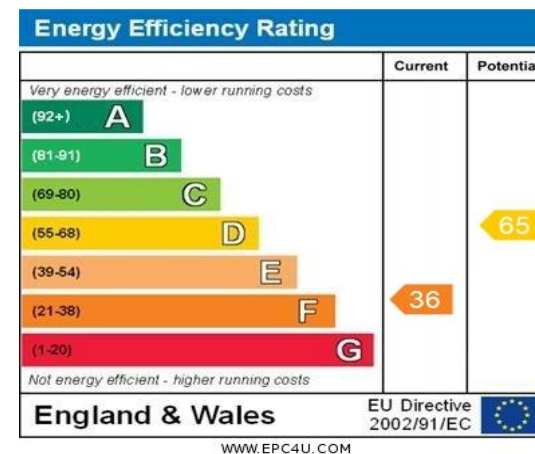
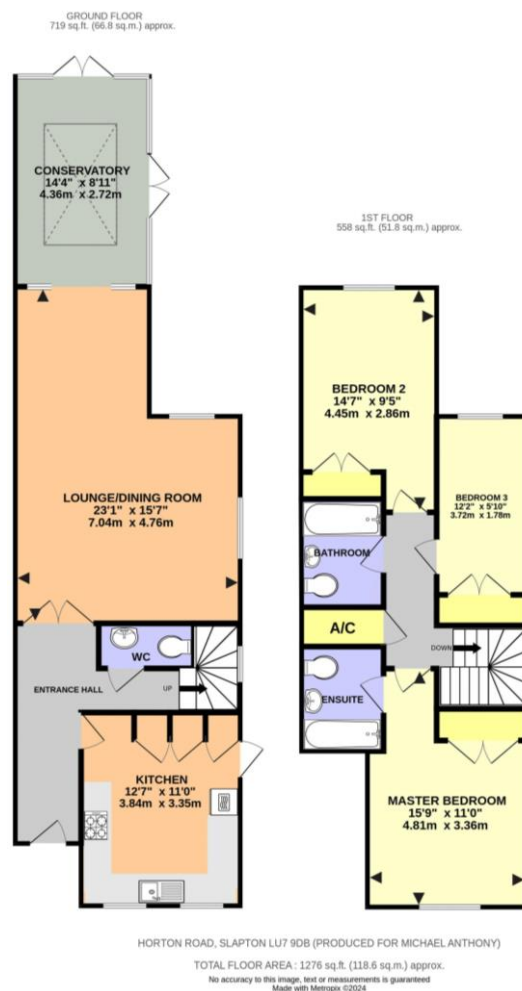
Flower and shrub beds.

REAR GARDEN

Mainly laid to lawn with flower and shrub borders and raised patio with views onto fields, outside tap and side gated access.

N.B

Freehold, mains drainage, electricity and water connected. LPG fired boiler serving radiator central heating with an underground storage tank. Sealed unit double glazing. Built in 1999 by Kingsbury Homes. Kitchen fitted in 2007 at a cost of over £20,000, Opus Conservatories built the orangery at a cost of £60,000 and with under floor heating this enables year round use. Solid wood flooring throughout the majority of the ground floor.



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

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