





£465,000

Michael Anthony Estate Agents are very pleased to bring to the Market this beautifully presented extended 3/4 Bedroom House in the much desired HP1 Postcode. The house sits on a lovely green with a great community feel and boasts a good size separate Living Room leading to Kitchen/Breakfast Room and Conservatory. The property has a Downstairs Family Room which could also be used as Bedroom 4 with its own WC & Shower Room. The upstairs of the property has 3 well proportioned bedrooms and a modern family bathroom the Master Bedroom being located in the converted Loft.

Property Description

ENTRANCE

Front door with storm porch over to:

ENTRANCE HALL

Stairs rising to first floor, radiator, door to lounge.

SHOWER ROOM

Obscure double glazed window to rear aspect, comprising a fully tiled walk-in shower, low level w.c., wall mounted wash hand basin, radiator, extractor fan.

LOUNGE

Double glazed bay window to front aspect, feature fireplace, coving to ceiling, radiator, door to kitchen.

FAMILY ROOM/CONSERVATORY

Double glazed french doors to side aspect, radiator.

KITCHEN

A range of storage cupboards at base and eye level, work surface areas with breakfast bar area, stainless steel one and a half bowl and drainer with mixer tap over, oven and hob with extractor hood over, spaces for a fridge freezer, dishwasher and washing machine, understairs storage.

BEDROOM

Double glazed window to front aspect and double glazed velux window, spotlights, radiator.

FIRST FLOOR LANDING

Double glazed window to side aspect, stairs rising to second floor, doors to:

BEDROOM

Double glazed window to front aspect, radiator, built in storage area.

BEDROOM

Double glazed window to rear aspect, radiator.

BATHROOM

Obscure double glazed window to rear aspect, comprising a panelled bath with mixer tap over, pedestal wash hand basin, low level w.c., complementary tiling.

SECOND FLOOR LANDING

Door to:

BEDROOM

Double glazed velux windows to rear aspect, built in eaves storage, built in wardrobe, spotlights.

OUTSIDE

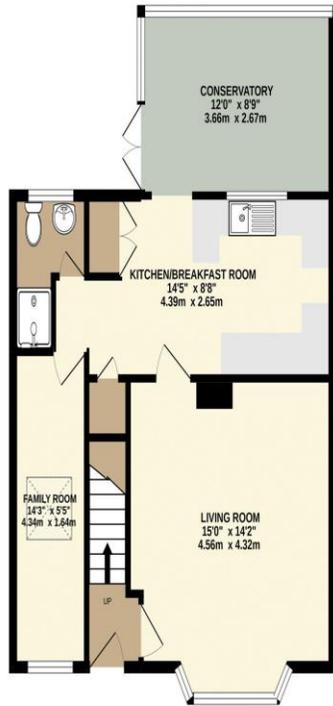
FRONT GARDEN

Enclosed by brick wall, mainly laid to lawn with further hard standing, footpath leading to front door.

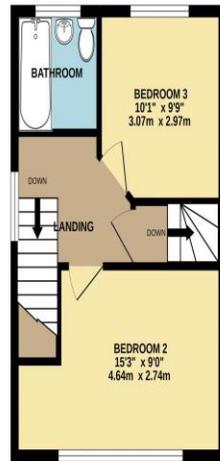
REAR GARDEN

Enclosed by timber fence panelling, outside light and tap, gated rear access, paved patio area with steps leading to raised area with shed, mainly laid to lawn.

GROUND FLOOR
654 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



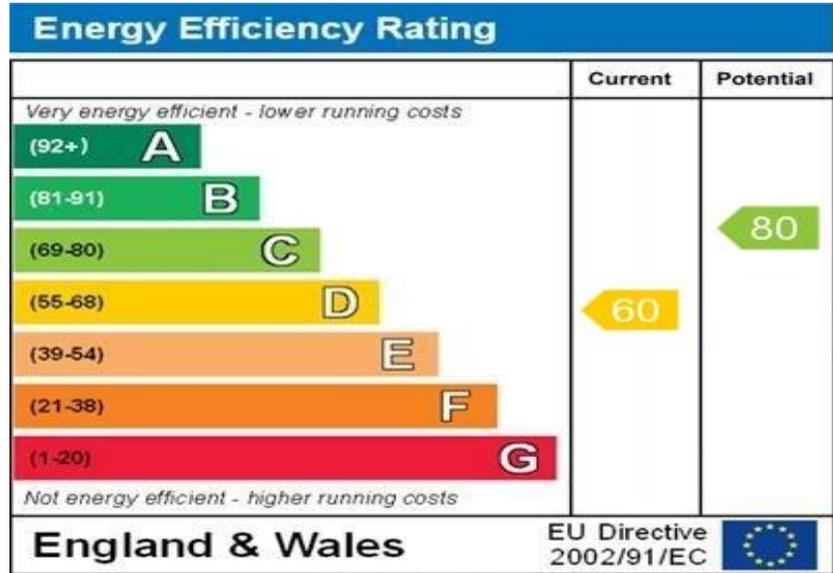
2ND FLOOR
173 sq.ft. (16.1 sq.m.) approx.



ROWCROFT (PRODUCED FOR MICHAEL ANTHONY ESTATE AGENT)

TOTAL FLOOR AREA: 1149 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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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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