





**Offers in Excess of
£715,000**

Set in the highly desirable Nash Mills close to popular schools and within walking distance of Apsley Train station, this four bedroom detached family home is in need of some modernisation offering a wonderful opportunity to create a fantastic family home. With a wealth of accommodation including kitchen/breakfast room, generous lounge/dining room, garden room with views overlooking the wonderfully spacious garden. The property also boasts an ensuite and family bathroom, downstairs WC, driveway parking and a garage.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, doors to cloakroom, lounge/diner and study.

CLOAKROOM

Frosted double glazed window to side aspect. Low level w.c., wall mounted wash hand basin.

LOUNGE/DINING ROOM

Double glazed window to front aspect, double doors to garden room. Feature fireplace.

STUDY

Double glazed window to side aspect. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Double glazed window and double glazed sliding doors to rear aspect, frosted double glazed door to side. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel single drainer sink unit, space for cooker, space for dishwasher, washing machine, tumble dryer and fridge/freezer, doors to lounge and garden room.

GARDEN ROOM

Double glazed windows to rear overlooking garden, door to garage.

LANDING

Frosted double glazed window to side aspect. Airing cupboard housing hot water cylinder.

BEDROOM ONE

Double glazed windows to side and rear aspects. Range of built in wardrobes, opening to en-suite.

EN-SUITE

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, shower cubicle, panelled bath, tiled walls.

BEDROOM TWO

Double glazed window to front aspect. Range of built in wardrobes.

BEDROOM THREE

Double glazed window to side aspect. Built in storage cupboard.

BEDROOM FOUR

Double glazed window to front aspect.

BATHROOM

Frosted double glazed window to side aspect. Low level w.c., pedestal wash hand basin, panelled bath with shower over, tiled walls.

OUTSIDE

GARAGE

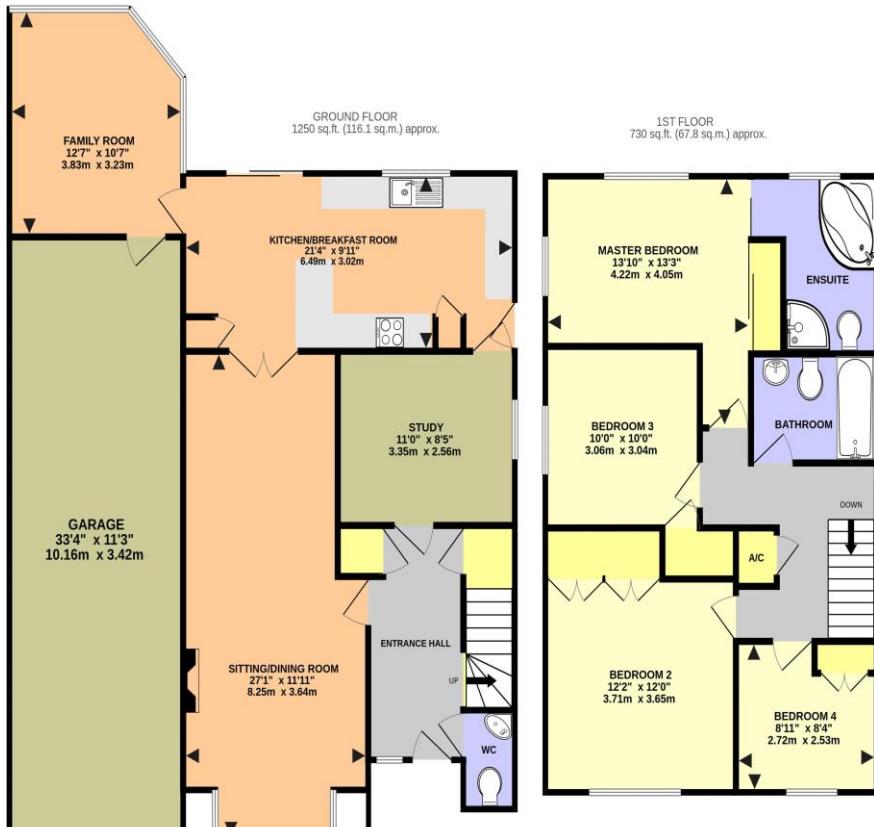
Electric up and over door, power and light.

FRONT GARDEN

Ornate landscaped front garden, driveway leading to garage.

REAR GARDEN

A generous, mature rear garden with patio area, steps down to lawn, flower and shrub beds, steps to further lawn area with mature trees and shrubs.



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