





£525,000

This delightful four-bedroom detached house is situated in Furzton, and provides a separate lounge, kitchen and dining room with a downstairs cloakroom, while upstairs comprises four bedrooms with a family bathroom and en-suite to main bedroom. The garage has been converted to offer a study and a shower room with some storage. Externally, the property benefits from a rear garden with fruit trees, and driveway parking. The property is offered to the market with no upper chain.

Property Description

ENTRANCE

Wooden door to:

ENTRANCE HALL

Stairs rising to first floor, doors to lounge and kitchen, radiator.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin, radiator.

LOUNGE

Double glazed window to front aspect, double doors to dining room. Radiator.

DINING ROOM

Double glazed sliding door to rear. Radiator.

KITCHEN

Double glazed window to rear aspect, frosted door to side. Fitted with a range of base and eye level units with square edge work surface over, integrated induction hob and oven with extractor hood over, one and a half bowl composite sink with mixer tap, space for fridge freezer, washing machine and tumble dryer; wall-mounted boiler.

LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, storage cupboard, loft access.

BEDROOM ONE

Double glazed box bay window to front aspect. Built-in wardrobe, door to en-suite, radiator.

EN-SUITE

Low level WC, heated towel rail, part tiled walls, shower cubicle, wash hand basin with mixer tap.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to side aspect. Low level WC, wash hand basin with mixer tap, panelled bath with electric shower attachment over and mixer tap, fully tiled walls, heated towel rail.

OUTSIDE

GARAGE/PARKING

Part converted providing study and shower room. Double glazed frosted doors to front, double glazed window to front aspect. Block paved driveway.

STUDY

Double glazed door and window to rear. Radiator.

SHOWER ROOM

Low level WC, wash hand basin, storage cupboard, door to study.

FRONT GARDEN

Laid to lawn with path to front door, shrub/hedge borders.

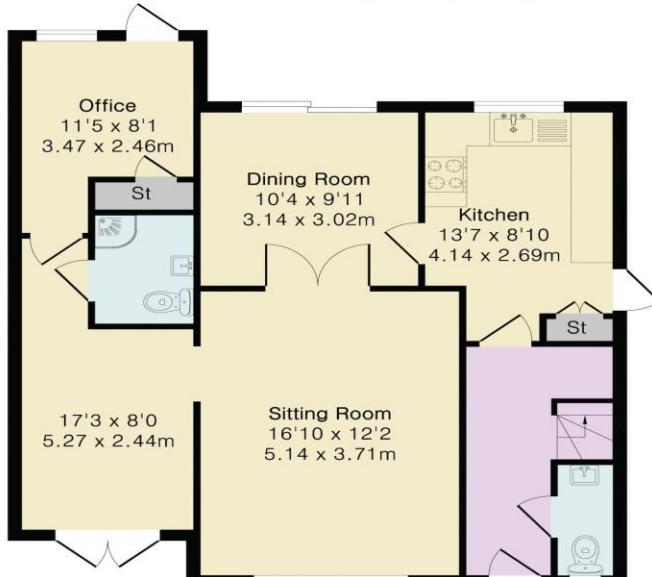
REAR GARDEN

Laid to lawn with patio area, mature trees, two sheds, outside tap, side gated access, enclosed by timber fence panelling.

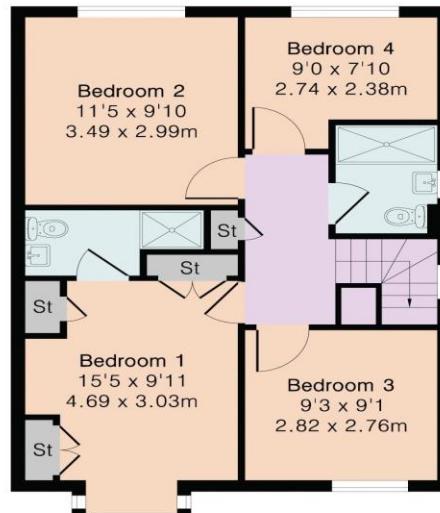
Approximate Gross Internal Area 1317 sq ft - 122 sq m

Ground Floor Area 775 sq ft – 72 sq m

First Floor Area 542 sq ft – 50 sq m



Ground Floor



First Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Michael
ANTHONY

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.