





**£475,000**

Ideally positioned within the highly desirable location of Shenley Lodge this three bedroom detached family home is offered to the market with many benefits including three reception rooms, kitchen, utility room, family bathroom and additional downstairs shower room, front and rear gardens and driveway parking.

# Property Description

## ENTRANCE PORCH

Radiator, door to shower room, door to:

## SHOWER ROOM

Triple glazed frosted window to front aspect. Low level WC with push button flush, fully tiled shower cubicle, part tiled walls, heated towel rail, pedestal wash hand basin.

## LOUNGE

Triple glazed windows to rear and side aspects. Radiator, feature fireplace, television point, door to dining room.

## DINING ROOM

Triple glazed window to front aspect, double glazed door to rear. Radiator, access to loft space.

## KITCHEN

Triple glazed window to front aspect. Fitted with a range of base and eye level units with rolled edge work surface over, oven and hob with extractor over, space for fridge freezer, one and a half bowl and drainer mixer tap, radiator, plumbing for dishwasher.

## UTILITY

Wall-mounted boiler, plumbing for washing machine, splashback tiling, single drainer sink unit, door to side.

## LANDING

Doors to bedrooms and bathroom, access to loft space, airing cupboard housing water tank.

## BEDROOM ONE

Double glazed velux window to rear aspect. Radiator, built-in wardrobe, storage cupboard.

## BEDROOM TWO

Double glazed Velux window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed Velux window to front aspect. Radiator, storage cupboard.

## BATHROOM

Double glazed frosted window to side aspect. Pedestal wash hand basin, radiator, panelled bath with tap over, low level WC part tiled walls.

## OUTSIDE

## PARKING

Driveway parking for multiple cars.

## FRONT GARDEN

Laid to lawn with path to front door, outside tap, side gated access, outside light.

## REAR GARDEN

Laid to lawn with flower/shrub beds, outside light, shed to remain, enclosed by brick wall and timber fence panelling, side gated access.

## Approximate Gross Internal Area 1364 sq ft - 127 sq m

Ground Floor Area 774 sq ft - 72 sq m

First Floor Area 590 sq ft - 55 sq m



Ground Floor

First Floor



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.

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