





£435,000

Ideally positioned within a cul-de-sac nearby Shenley Brook School this three bedroom detached family home provides flexible accommodation with benefits including three separate reception rooms, kitchen/diner, utility room, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, garden and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, stairs to first floor, understairs storage cupboard, doors to cloakroom, lounge, kitchen/diner and reception room.

CLOAKROOM

Pedestal wash hand basin, splash back tiling, low level w.c., extractor fan, radiator.

LOUNGE

Double glazed bay window to front aspect. Radiator.

KITCHEN/DINER

Double glazed window to rear aspect, sliding door to conservatory. Range of wall mounted and floor standing units with roll edge work surface over, oven and hob with extractor fan over, one and half sink with mixer tap, splash back tiling, plumbing for dishwasher, door to utility room.

UTILITY ROOM

Door to side. Wall mounted boiler, space for fridge/freezer, space for washing machine.

RECEPTION ROOM

Double glazed window to front aspect. Built in wardrobe, radiator.

CONSERVATORY

Double glazed doors to side, UPVC double glazed windows to side and rear aspects. Radiator.

LANDING

Airing cupboard housing hot water tank, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobes, radiator, door to en-suite.

EN-SUITE

Frosted double glazed window to side aspect. Low level w.c., fully tiled shower cubicle, pedestal wash hand basin, part tiled walls, splash back tiling, extractor fan, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built in wardrobe.

BEDROOM THREE

Double glazed window to rear aspect. Access to loft space, radiator.

BATHROOM

Frosted double glazed window. Low level w.c., pedestal wash hand basin, panelled bath with mixer tap and shower attachment, extractor fan, radiator.

OUTSIDE

PARKING

Driveway providing off road parking.

FRONT GARDEN

Pathway to front door, side gated access.

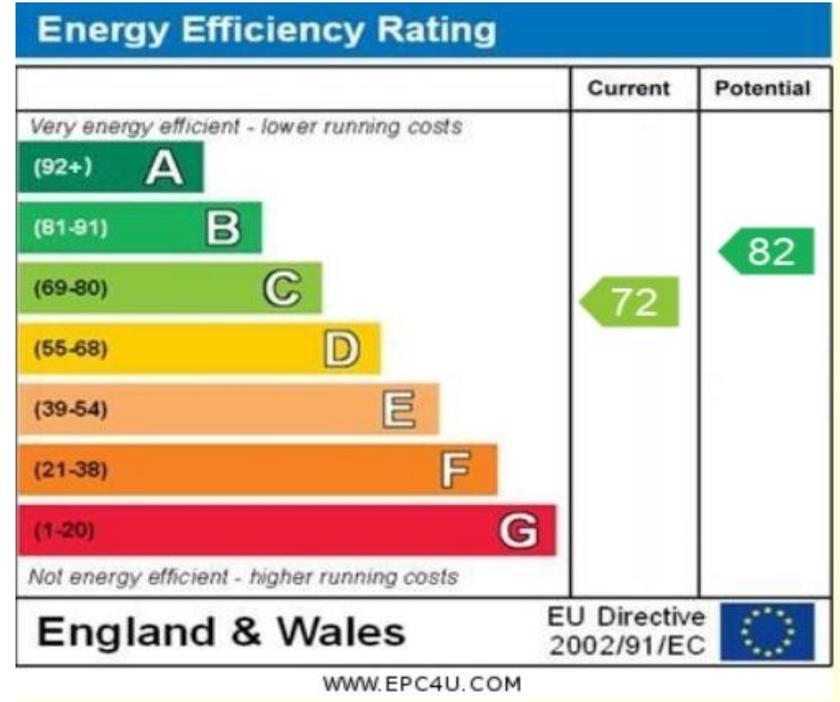
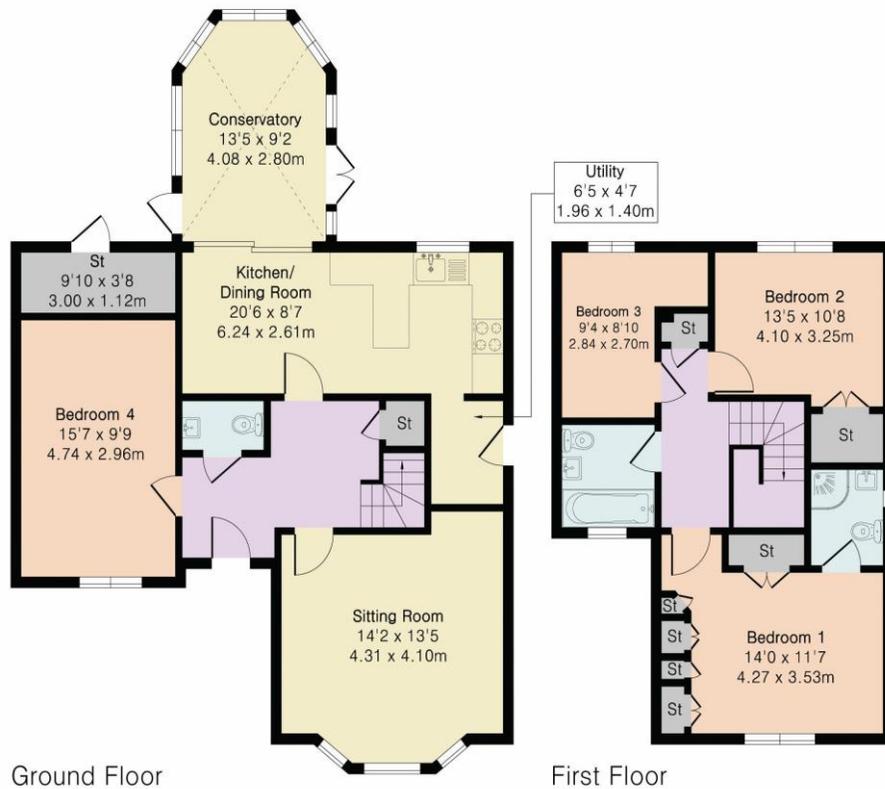
REAR GARDEN

Laid to lawn, outside tap, enclosed by fencing panels.

Approximate Gross Internal Area 1382 sq ft - 128 sq m

Ground Floor Area 865 sq ft – 80 sq m

First Floor Area 517 sq ft – 48 sq m



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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