



Mill Hill Lane, March
OIEO £550,000 Freehold

**Sharmar
Quinney**

Key Features



- Stunning Family Home
- POTENTIAL FOR NO ONWARD CHAIN
- Garage and Ample Off-Road Parking
- Air Conditioning and Underfloor heating throughout
- Walking Distance to Local Nursery, Primary & Secondary Schools

Entrance hall -

Hard flooring, stairs to first floor, access into Family Room, Sitting Room, Downstairs WC and Open-plan Kitchen/Diner.

Family Room - 3.6m x 5m (11'8" x 16'4")

Hard flooring, window to front, air conditioning unit.

Sitting Room - 3.9m x 6.2m (11'8" x 20'3")

Hard flooring, windows to front and side, multi fuel burner sitting on stone hearth with exposed brick surround. Built in air conditioning.

WC - 0.7m x 1.5m (2'2" x 4'9")

Hard flooring, low rise wc and small pedestal sink.



Kitchen/Diner/Family Area - 3.9m x 9.8m (12'7" x 32'1")

Tiled flooring, bifold doors out to garden, kitchen is in a traditional shaker style offering plenty of storage, quartz work tops and a central island, butler style double sink with boiling tap, integrated dishwasher, eye level oven, oven/microwave, warming drawer, electric hob, space for American fridge/freezer. Ample space for large dining table plus sitting area.

Utility Room - 2.9m x 2.4m (9'5" x 7'8")

Tiled floor from kitchen continued, as well as matching storage units to kitchen, butler sink, plumbing for washing machine and tumble dryer, door to side and window to rear, access door into garage.

Garage - 6.3m x 3.2m (20'6" x 10'4")

Hard flooring, electric roller door, power and light, wall mounted combi boiler, wall mounted air conditioning unit.

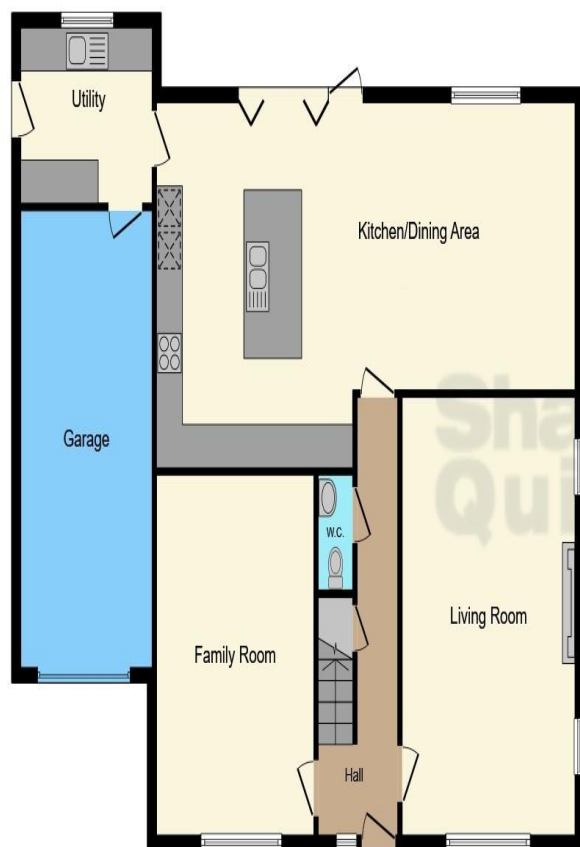
Bedroom One - 5m x 4.5m (16'4" x 14'7")

Carpet flooring, window to rear, built-in air-conditioning unit, built in wardrobes.

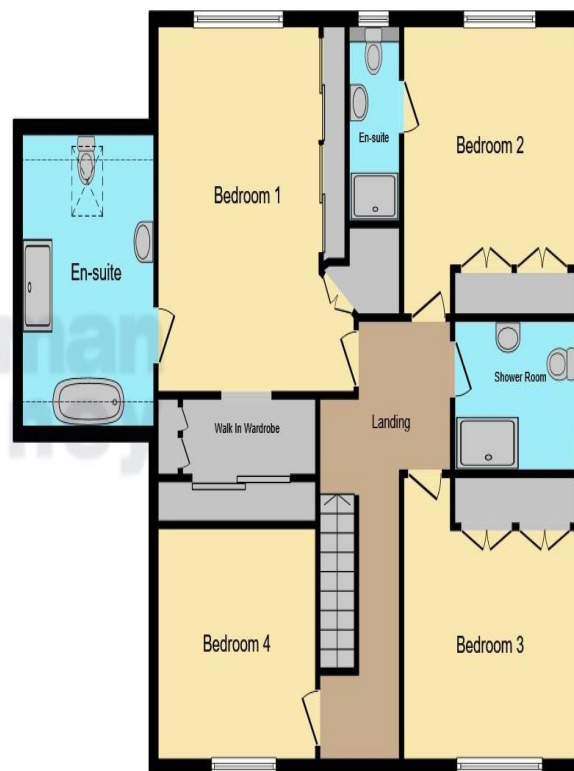
Ensuite - 2.9m x 3.9m (9'5" x 12'7")

Fully tiled, under floor heating, large free-standing tub, oversized walk-in shower, low rise wc and pedestal sink. Heated towel rail, skylight.





Ground Floor



First Floor

Walk-in Wardrobe - 1m x 3m (3'2" x 9'8")
Open to bedroom with additional built in wardrobes.

Bedroom Two - 3.9m x 3.9m (12'7" x 12'7")
Carpet flooring, window to rear, built in wardrobes, built in air conditioning.

Ensuite - 1.1m x 2.7m (3'6" x 8'8")
Fully tiled, walk in shower, pedestal sink, low rise wc, heated towel rail and window to rear.

Bedroom Three - 3.9m x 3.9m (12'7" x 12'7")
Carpet flooring, window to front, built in wardrobes, built in air conditioning.

Bedroom Four - 3.6m x 3.2m (11'8" x 10'4")
Carpet flooring, window to front, built in air conditioning.

Shower Room - 2.8m x 2m (9'1" x 6'5")
Fully tiled, walk in shower, low rise wc and pedestal sink, towel rail. Window to side.

Outside -
The front of the property is gravelled for low maintenance and offers parking for multiple

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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