





Guide Price
£535,000

A beautifully presented four bedroom detached family home which has been extended to now provide two separate reception rooms, conservatory, re fitted kitchen, downstairs cloakroom and family bathroom. The property also benefits from landscaped gardens garage and driveway and is ideally located offering easy access to all local amenities and surrounding countryside.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, doors to dining room and cloakroom.

CLOAKROOM

Frosted double glazed window to front aspect. Low level w.c., wash hand basin, heated towel rail.

DINING ROOM

Double glazed bay window to front aspect. Stairs to first floor, understairs storage cupboard, two radiators, doors to lounge and kitchen.

LOUNGE

Double glazed window to rear aspect. Feature fireplace, two radiators, double doors to family room.

FAMILY ROOM

Double glazed double doors to patio area, double glazed unit on a brick base with refitted roof.

KITCHEN

Double glazed window to front aspect, frosted double glazed door to side. Refitted with a range of wall mounted and floor standing units with work surface over, built in oven and hob with extractor fan over, inset sink with mixer tap, integrated dishwasher, washing machine and fridge/freezer.

LANDING

Access to boarded loft space via ladder, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Built in wardrobes, radiator.

BEDROOM TWO

Double glazed window to front aspect. Built in wardrobes, radiator, storage cupboard.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Storage cupboard, radiator.

BATHROOM

Frosted double glazed window to side aspect. Low level w.c., wash hand basin, panelled bath with shower over, heated towel rail.

OUTSIDE

GARAGE & PARKING

Up and over door, power and light, driveway parking for several cars, outside light.

FRONT GARDEN

Lawn area with flower and shrub beds, outside tap.

REAR GARDEN

Mainly laid to lawn with patio area, flower and shrub beds, electric points, side access to garage and driveway, outside light.



RUSHENDON FURLONG, PITSTONE LU7 9QX (PRODUCED FOR MICHAEL ANTHONY)
 TOTAL FLOOR AREA : 1376 sq.ft. (127.8 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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		

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.

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