





**£400,000**

Enjoying wonderful rural views, this two bedroom semi detached bungalow is welcomed to the market offering lounge with feature fireplace, refitted kitchen, conservatory, detached garage and off road parking for several cars. The property is situated in a village location just a short walk from local amenities, schools and also benefits from being in a close proximity from the M1 with links to London.

# Property Description

## **ENTRANCE**

Double glazed door with coloured leaded light panels and matching side panel to:

## **ENTRANCE HALL**

'L' shaped entrance hall with Inset spotlights. Stone flooring. Radiator. Doors to all rooms. Access to insulated loft space via extendable ladder. Lighting.

## **LOUNGE**

Feature fireplace with inset electric fire. Dado rail. Radiator. Patio doors to conservatory. Door to kitchen. Coving to ceiling.

## **CONSERVATORY**

Double glazed unit on a brick base with double glazed double doors to rear garden. Radiator. Stone flooring. Wall light and power points.

## **KITCHEN**

Refitted range of base and eye level units with roll top work surface over. Single drainer sink unit with mixer taps. Washing machine, dishwasher, fridge/freezer. Smeg oven and hob with extractor fan over. Double glazed windows to rear and side aspects. Tiled flooring. Double glazed door to side, further doors to hallway and lounge.

## **BEDROOM ONE**

Double glazed window to front aspect. Built in airing cupboard housing lagged hot water cylinder and shelving. Additional large storage cupboard. Radiator.

## **BEDROOM TWO**

A double bedroom with double glazed window to front aspect. Radiator.

## **BATHROOM**

Two double glazed windows to side aspect. Panelled bath with mixer tap shower attachment over. Folding shower screen. Pedestal wash hand basin. Low level w.c. Stone flooring. Towel rail.

## **OUTSIDE**

### **FRONT GARDEN**

Tarmac driveway leading to double gated side access and the garage beyond offering off road parking for several cars. Further block paved area to front providing additional off road parking. Mature hedge to one side. Metal railings to front. Outside light.

### **REAR GARDEN**

Certainly a main feature of this property is the rear garden which is mainly laid to lawn with flower and shrub beds. Greenhouse. Enclosed by timber panel fencing. Outside lighting and lamp. Outside tap. Personal door to garage.

### **DETACHED GARAGE & WORKSHOP**

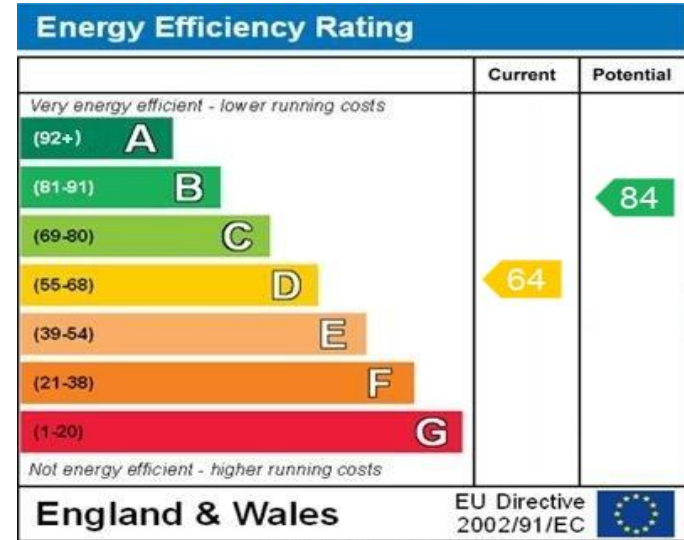
Pitched roof detached garage with up and over door. Power and light. Personal door to side.



TOTTERNHOE ROAD, EATON BRAY LU6 2BD (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1248 sq.ft. (115.9 sq.m.) approx.

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