





£1,150,000

Situated in this sought after Buckinghamshire village just a short walk from local amenities including the nearby train station to London Marylebone and primary school this well presented four double bedroom detached family home is welcomed to the market boasting open a large open plan kitchen/dining/ family room, separate lounge with log burner, study/bedroom 5 with adjoining shower room and en-suites to the main and second bedrooms. The property stands on a large south westerly facing plot and further benefits include a detached studio, utility

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs to first floor with understairs storage cupboard, doors to lounge, family room/bedroom five and kitchen/diner/family room, underfloor heating.

LOUNGE

A double aspect room with double glazed window to front and double glazed double doors to rear. Feature fireplace with brick surround and inset wood burning stove, underfloor heating, double doors to kitchen/dining room.

KITCHEN/DINING/FAMILY ROOM

Double glazed bi-fold doors and double glazed window to rear. Fitted with a range of both wall mounted and floor standing units with granite work surface over, island/breakfast bar, integrated double fridge and freezer, space for Range cooker with extractor fan over, stainless steel sink with mixer tap, integrated dishwasher, underfloor heating, door to utility room.

UTILITY ROOM

Double glazed door to side aspect. Floor standing units with work surface over, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, door to shower room which also serves as an en suite to the family room/bedroom five.

FAMILY ROOM/BEDROOM FIVE

Double glazed window to front aspect. Underfloor heating, door to shower room.

SHOWER ROOM

Frosted double glazed window to side aspect. Low level w.c. wash hand basin with storage below, heated towel rail tiled shower cubicle, door to utility room.

LANDING

Double glazed window to front aspect. Radiator, airing cupboard.

BEDROOM ONE

Double glazed window to rear aspect. Two radiators, door to:

EN-SUITE

Frosted double glazed window to front aspect. Wash hand basin, low level w.c., freestanding bath with mixer tap and shower attachment, walk in shower cubicle, heated towel rail.

BEDROOM TWO

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

EN-SUITE

Low level w.c. vanity wash hand basin with mixer tap, tiled shower cubicle, heated towel rail.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to side aspect. Tiled shower cubicle, panelled bath with mixer tap and shower attachment, wash hand basin, low level w.c., heated towel rail.

OUTSIDE

DOUBLE GARAGE

Twin up and over doors power and lighting, storage over.

FRONT GARDEN

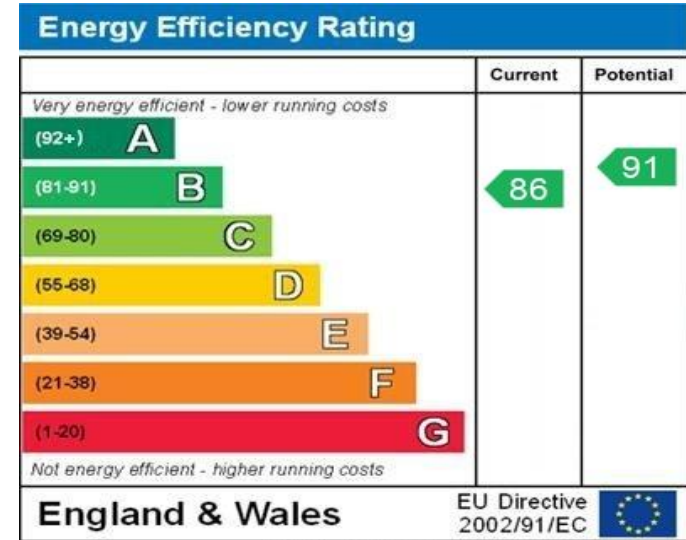
Accessed via double gates to a large block paved driveway providing hardstanding for numerous vehicles, there is also a further gated shingled driveway, lawn area, outside lighting.

REAR GARDEN

A large south westerly facing garden which is mainly laid to lawn with paved and timber decked patio areas all enclosed by panel fencing, various fruit trees, outside lighting and cold water tap, gated access to both sides.

STUDIO/HOME OFFICES

A detached timber studio which is currently divided into two areas, frosted double glazed sliding doors to side, double glazed windows to front and side, double glazed and further French doors to side, air conditioning, power and lighting.



LOWERROAD, STOKE MANDEVILLE HP22 5XA (PRODUCED FOR MICHAEL ANTHONY)
 TOTAL FLOOR AREA : 2930 sq.ft. (272.2 sq.m.) approx.
 No accuracy to this image, text or measurements is guaranteed
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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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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