







**£425,000**

A beautifully presented three bedroom semi detached family home which is ideally situated in this sought after Buckinghamshire village offering easy access to all local amenities. The property benefits from a refitted kitchen/dining room, separate lounge, downstairs shower room and first floor bathroom, enclosed gardens with studio and driveway parking for numerous vehicles.

# Property Description

## ENTRANCE

Double glazed door to:

## ENTRANCE PORCH

Radiator, glazed door to:

## ENTRANCE HALL

Built-in cupboard, glazed doors to lounge and rear lobby, opening to kitchen.

## LOUNGE

Double glazed bow window to front aspect. Feature fireplace with gas living flame feature, two radiators.

## KITCHEN/DINING ROOM

Double glazed double doors and window to rear. Fitted with a range of floor and wall-mounted units with granite work surface over, single drainer sink unit with mixer tap, integrated dishwasher, fridge and freezer; built-in oven and hob with extractor fan over, radiator.

## REAR LOBBY

Double glazed door to rear. Radiator, utility cupboard housing plumbing for automatic washing machine, door to shower room.

## SHOWER ROOM

Double glazed window. Tiled shower cubicle, wash hand basin, low level WC, heated towel rail, tiled walls, tiled floor.

## LANDING

Access to boarded loft space via extending ladder.

## BEDROOM ONE

Two double glazed windows to rear aspect. Radiator, a range of built-in wardrobes.

## BEDROOM TWO

Double glazed window to front aspect. Radiator, a range of built-in wardrobes housing gas fired boiler.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, built-in wardrobes.

## BATHROOM

Two double glazed windows. White suite comprising panelled bath with shower unit over, wash hand basin with storage below, low level WC, heated towel rail, part tiled walls.

## OUTSIDE

## FRONT GARDEN

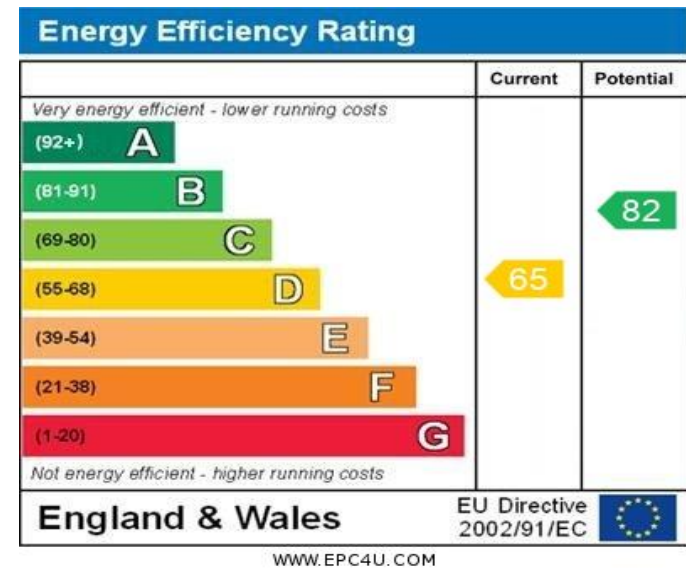
Block paved providing parking for numerous vehicles.

## REAR GARDEN

Mainly laid to lawn with paved patio areas and raised flower and shrub beds, all enclosed by panel fencing, outside light and cold water tap.

## STUDIO

A detached studio with power and lighting, double glazed double doors, further storage area to the side.



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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