





**Guide Price**  
**£950,000**

Standing on approximately a third of an acre this spacious four bedroom detached family home enjoys wonderful rural views over the surrounding countryside and also provides easy access to the reservoirs and Grand Union Canal. The property offers a large open plan kitchen/living room, separate sitting room, two bathrooms and two shower rooms, large loft room, utility room, double garage and driveway parking for numerous cars.

# Property Description

## **ENTRANCE**

Part glazed door to:

## **ENTRANCE HALL**

Double glazed window to side aspect. Stairs rising to first floor, radiator, door to:

## **KITCHEN/LIVING ROOM**

A wonderful open plan room which is fitted with a range of both floor and wall-mounted units with work surface over, built-in oven and hob with extractor fan over, plumbing for dishwasher. Double glazed double doors to rear, double glazed windows to the rear and both sides. Brick-built open fireplace, two radiators, under stairs storage cupboard, further built-in cupboard, glazed double doors to sitting room, door to utility room.

## **SITTING ROOM**

Two double glazed windows to front aspect. Radiator.

## **UTILITY ROOM**

Double glazed window and door to side, door to shower room. Plumbing for automatic washing machine, granite work surface, radiator, floor standing oil fired boiler, butler sink.

## **SHOWER ROOM**

Double glazed window. Tiled shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, radiator.

## **LANDING**

Double glazed window to side aspect. Linen cupboard.

## **BEDROOM ONE**

Two double glazed windows to front aspect. Radiator, opening to dressing room, door to en-suite.

## **DRESSING ROOM**

Space for wardrobes, large airing cupboard housing hot water cylinder.

## **EN-SUITE**

Double glazed window. Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, part tiled walls, radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BEDROOM FOUR/STUDY**

Double glazed window to front aspect. Radiator, stairs to loft room.

## **BATHROOM**

Double glazed window to side aspect. Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator.

## **SHOWER ROOM**

Double glazed window to side aspect. Low level WC, tiled shower cubicle, pedestal wash hand basin, , radiator, part tiled walls.

## **LOFT ROOM**

A tremendously sized room with two radiators, eaves storage cupboards, door to large walk-in cupboard. N.B. This room offers potential to convert (subject to usual planning permissions) to create further accommodation.

## **OUTSIDE**

### **FRONT GARDEN**

Accessed via double gates to a shingled area providing hardstanding for several vehicles, lawn area with pathway to front, outside light.

### **REAR GARDEN**

Mainly laid to lawn with paved and shingled patio areas, all enclosed by post and rail and panel fencing, gated side access to both sides, outside lights and cold water tap, personal door to garage.

### **DOUBLE GARAGE**

Up and over doors, power and lighting, double glazed window to rear and door to side.



LOWER END, MARSWORTH HP23 4NB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 2857 sq.ft. (265.5 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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