# Michael DANTHONY

Lower End Guide Price £950,000 Freehold





## 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.

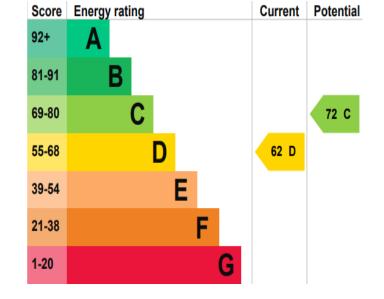
#### DOUBLE GARAGE

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



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LOFT ROOM	
257" x 146" 10.84m x 4.43m	DOWN
	- History



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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 must therefore be taken as a guide only and approved details should be requested from the agents

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