





**£750,000**

Located in the village of Marsworth close to the reservoirs, Grand Union Canal and local walks this well presented four bedroom semi-detached home is welcomed to the market offering a large westerly facing garden, kitchen/breakfast room that opens into a family room with sliding doors overlooking the rear garden, large lounge/dining room as well as a utility room and downstairs cloakroom. The property also benefits from a large driveway and garage and the added benefit of no onward chain.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Double glazed frosted windows to front and side aspects. Stairs rising to first floor, radiator, opening to lounge/dining room and door to cloakroom.

## CLOAKROOM

Double glazed frosted window to rear aspect. Tiled shower cubicle, sink with mixer tap and storage unit under, low level WC, heated towel rail, tiled floor, extractor fan.

## LOUNGE/DINING ROOM

Double glazed window to front aspect. Feature fireplace with log burner, two radiators, opening to kitchen.

## KITCHEN

Two double glazed windows to rear aspect. Re fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, built in oven and hob with extractor fan over, integrated microwave and dishwasher, sink with mixer tap and drainer, radiator, tiled floor.

## FAMILY ROOM

Double glazed sliding doors to rear. Radiator.

## UTILITY ROOM

Double glazed window to side aspect. A range of floor and wall-mounted units with rolled edge work surface over, space for fridge freezer, plumbing for washing machine, space for tumble dryer, sink with drainer and mixer tap, floor mounted oil fired boiler.

## LANDING

Loft access, storage airing cupboard housing hot water cylinder.

## BEDROOM ONE

Double glazed window to front aspect. Feature fireplace, built-in wardrobes, radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BEDROOM FOUR

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin, panelled bath with shower over, part tiled walls, tiled floor, radiator.

## GARAGE/PARKING

Double glazed window to side, power and lighting, up and over door.

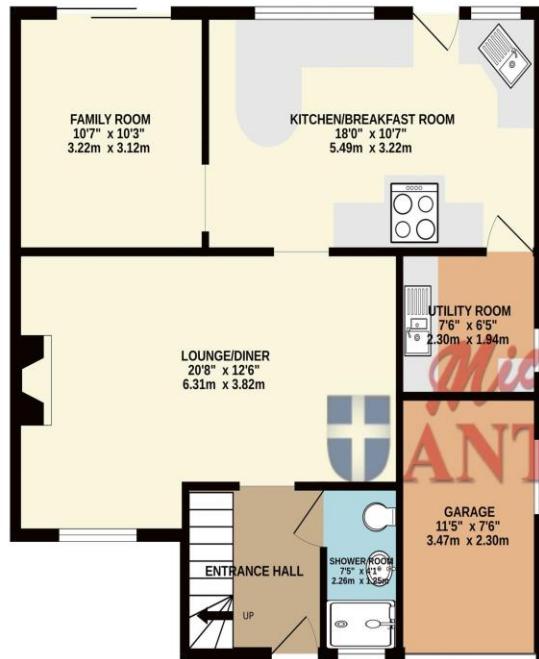
## FRONT GARDEN

Mainly laid to lawn with driveway parking leading to the garage, outside lighting.

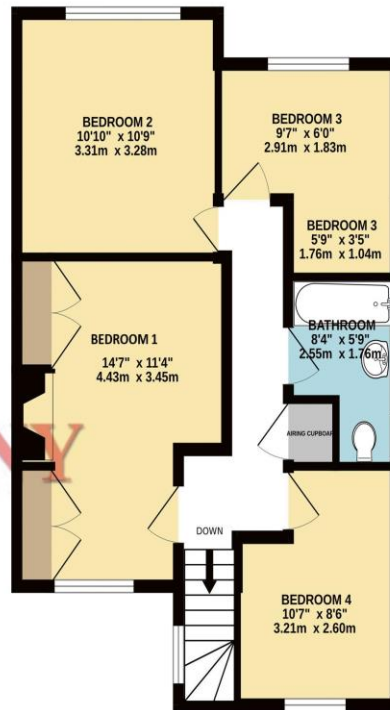
## REAR GARDEN

A large enclosed Westerly facing garden which is mainly laid to lawn with paved patio area, mature flower and shrub beds, outside tap, outside lighting, side access.

GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.

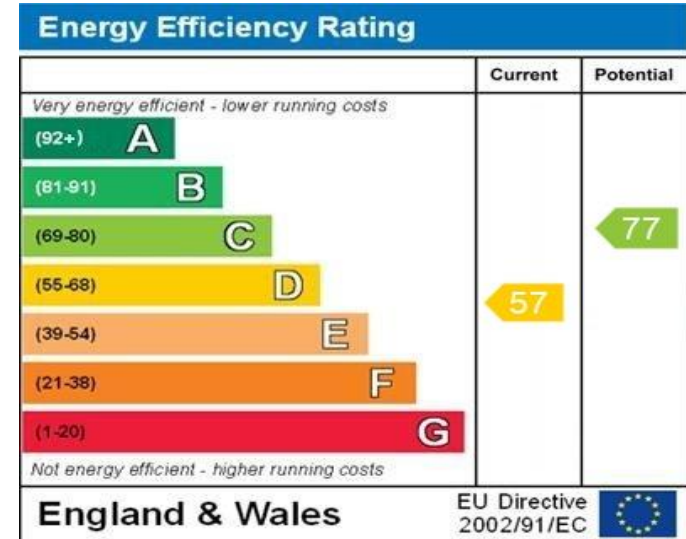


1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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