





**Guide Price
£825,000**

Situated in an extremely sought after village location offering easy access to all local amenities this deceptively spacious and beautifully maintained detached bungalow stands on a large enclosed plot and offers incredibly flexible accommodation throughout. The property has been tastefully extended to now provide a wonderful open plan kitchen/living space, three double bedrooms, bedroom four/study, utility room, family bathroom and ensuite shower room and also a detached studio. Further benefits include driveway parking for numerous vehicles and planning permission for a loft conversion to create further bedroom accommodation.

Property Description

ENTRANCE

Door to Entrance Porch:

ENTRANCE PORCH

Door to Entrance Hall:

ENTRANCE HALL

Doors to Utility Room and Cloakroom, opening to Kitchen/Dining room, underfloor heating.

CLOAKROOM

Low level WC, wash hand basin, under floor heating.

KITCHEN/DINING ROOM

A wonderful open plan kitchen/living space which is fitted with a range of both floor and wall mounted units with wooden work surfaces over, in addition the island provides extra storage units again with wooden work surfaces over and inset butlers sink with mixer tap. space for range cooker with extractor fan over, breakfast bar, integrated dishwasher, under floor heating. Double glazed bi-folding doors and two double glazed windows to side aspect, double glazed Velux window. Sliding doors provide access to the Lounge enabling either a completely open plan living or a separate Lounge.

LOUNGE

Double glazed window to rear aspect, double glazed Velux window to side. Underfloor heating.

UTILITY ROOM

Double glazed window to side aspect. A range of wall-mounted and floor standing units with wooden work surfaces over, butler sink with mixer tap, plumbing for washing machine, space for tumble dryer, concealed wall-mounted gas boiler, radiator, door to inner hall. The property benefits from planning permission for a loft conversion with the Utility Room providing the space for stairs.

INNER HALL

Doors to bedrooms, bathroom and utility room, radiator, storage cupboard, access to boarded loft space.

BEDROOM ONE

Double glazed window to front aspect and double glazed frosted window to side aspect. Radiator.

EN-SUITE

Re-fitted en-suite with tiled shower cubicle, wash hand basin, low level WC. Heated towel rail, double glazed frosted window.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR/STUDY

Double glazed window to side aspect, storage cupboard, radiator.

BATHROOM

Refitted bathroom suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, under floor heating. Double glazed window to rear aspect.

OUTSIDE

FRONT GARDEN

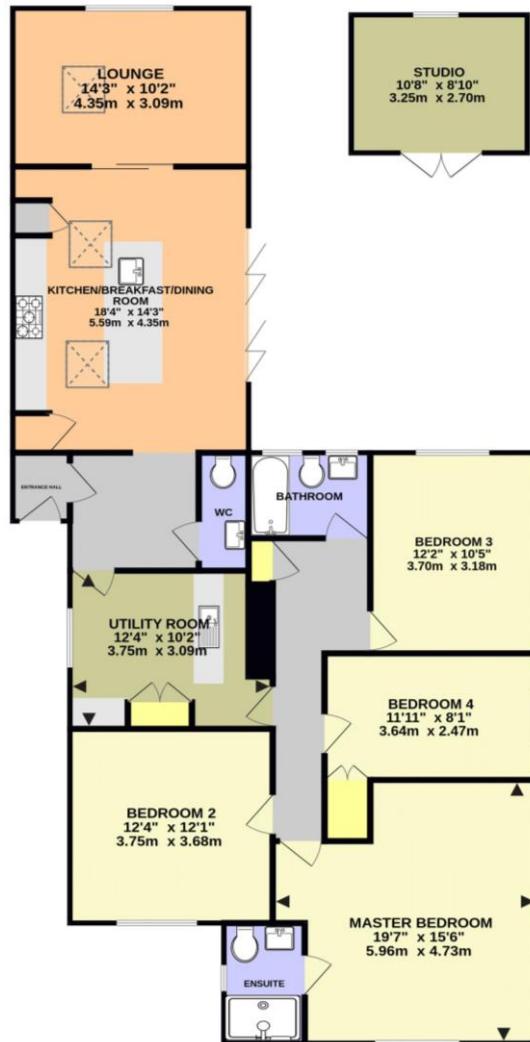
Shingled driveway providing parking for several cars, two timber storage sheds, flower and shrub beds, hot and cold water tap, EV Charging point.

REAR GARDEN

A large enclosed garden which is mainly laid to lawn with paved and timber patio areas, flower and shrub beds, cold water tap and electric power point, gated side access, timber storage shed.

STUDIO

A detached timber studio providing an ideal home working space with fibre broadband. Double glazed double doors to front and double glazed window to rear aspect, power and lighting.



WESTON ROAD, WESTON TURVILLE HP22 5EP (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1508 sq.ft. (140.1 sq.m.) approx.
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