







**£395,000**

Standing on an exceptionally large plot this two double bedroom end of terrace home has been completely refurbished throughout to provide wonderfully bright living accommodation and offers tremendous potential to extend (subject to usual planning permissions). The property is situated towards the end of a no through road and benefits include garage and parking, gas to radiator heating and no onward chain.

# Property Description

## ENTRANCE

Exterior light with sensor. Double glazed front door to:

## LOUNGE

Double glazed window to front aspect. Radiator, feature fireplace, radiator, stairs rising to first floor, opening to kitchen/dining room.

## KITCHEN/DINING ROOM

Double glazed window and door to rear garden. Fitted with a range of base and eye level units with work surface over, integrated fridge freezer, plumbing for automatic washing machine, built-in oven with electric hob and extractor fan over, stainless steel sink unit, radiator.

## LANDING

Airing cupboard housing gas combination boiler, access to loft space.

## BEDROOM ONE

Two double glazed windows to front aspect. Radiator, storage cupboard.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BATHROOM

Paneled bath with shower unit over, wash hand basin with storage below, low level W.C. Heated towel rail, mirror with electric lighting, tiled walls. Double glazed frosted window to rear aspect.

## OUTSIDE

## GARAGE/PARKING

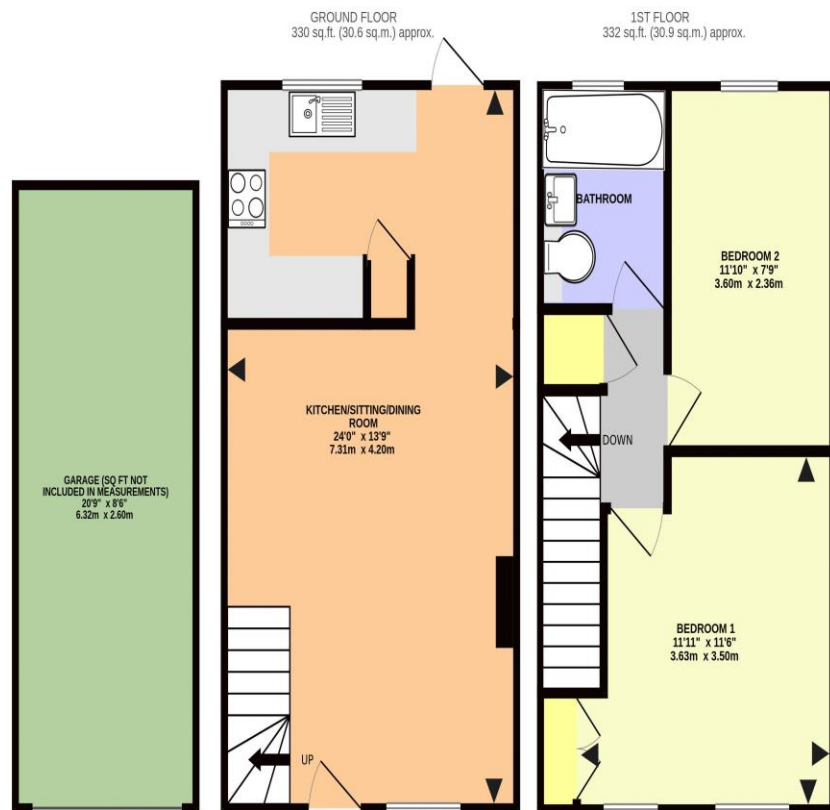
Single garage with up and over door, power and lighting, further driveway parking. to front

## FRONT GARDEN

Mainly laid to lawn with path to front door, outside lighting.

## REAR GARDEN

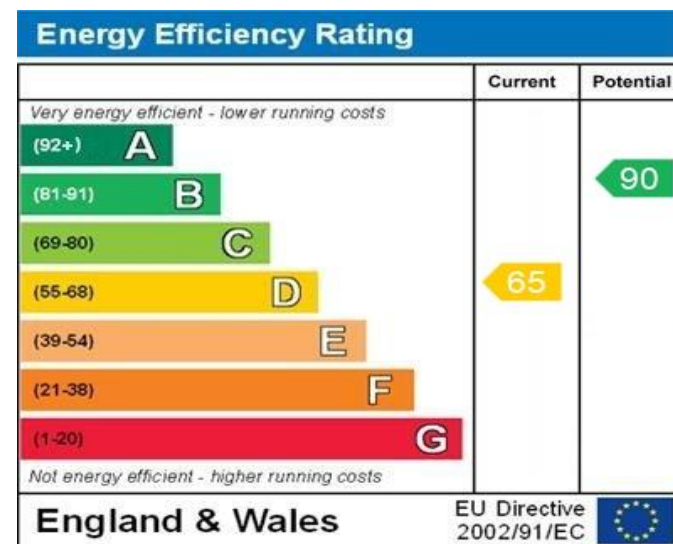
A wonderful corner plot which is mainly laid to lawn with paved and shingled patio areas all enclosed by timber fencing, timber storage shed with outside power, gated side and rear access, outside cold water tap, exterior light with sensor.



OLD FARM, PITSTONE LU7 9RD (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.

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