





**Offers in Excess of
£475,000**

This delightful, renovated, three bedroom end of terrace home is situated in a quiet road, close to parks and good schools. The large open-plan living and dining room is ideal for contemporary living. The dining room leads to a spacious, private and low maintenance garden, perfect for BBQs and entertaining. There is plenty of room for kids run and play in a safe and fully enclosed, south facing garden. The living room has a large bay window which lets in loads of sunlight! The kitchen is functional and modern with new cooking appliances and offers direct access outside. The large and airy Master bedroom faces the quiet road and benefits from an entire wall of built-in wardrobes. Bedroom two is a generous double and bedroom three is a perfect kids' bedroom, yoga studio or work-from-home office. And with a journey time of 30 mins by train to central London, or quick access to the M1, this property is ideally positioned for commuters. The lovely house is well maintained, has been tastefully painted throughout and benefits from new carpets and flooring. There is a garage at the rear and plenty of off-street parking. Most importantly this home is offered to the market CHAIN FREE which means that you can be enjoying your new home THIS SUMMER!

Property Description

Entrance

UPVC double glazed front door set within a recessed storm porch.

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, radiator.

Lounge/Diner

Set in two defined areas.

Lounge

Walk in double glazed bay window to the front, gas fire with back boiler set in feature fireplace and surround, radiator, wall light points, TV point.

Dining area

Double glazed doors leading to the rear garden, radiator.

Kitchen

Fitted with a range of base and eye level storage units, ample work surface areas with an inset single drainer stainless steel sink unit with mixer tap set below a double glazed window to the rear garden, built in Neff double oven with electric hob and extractor hood over, plumbing and space for washing machine, radiator, tiled surrounds, double glazed door to the rear garden.

Landing

Stairs to the first floor, double glazed window to the side, access to the loft, door to the airing cupboard.

Bedroom One

Double glazed window to the front, radiator, built in wardrobes.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

A three piece suite comprising a low level WC, wash hand basin set in a vanity unit with cupboard below, bath with mixer tap and Aqualisa shower over, radiator, tiled surrounds, double glazed window to the rear.

Outside

Garage

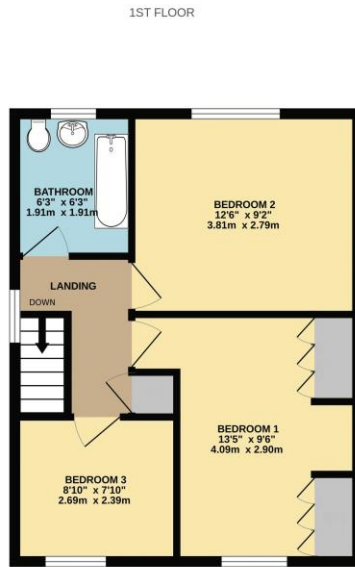
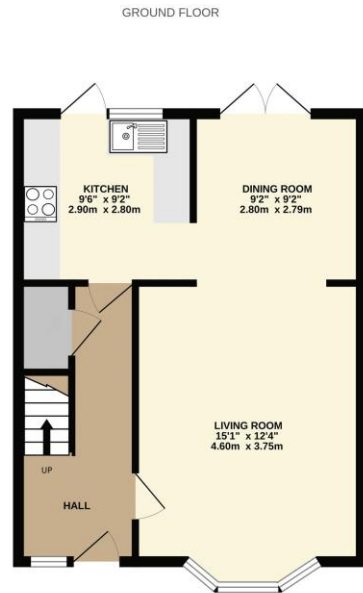
Driveway to garage with up and over door, power and lighting.

Front Garden

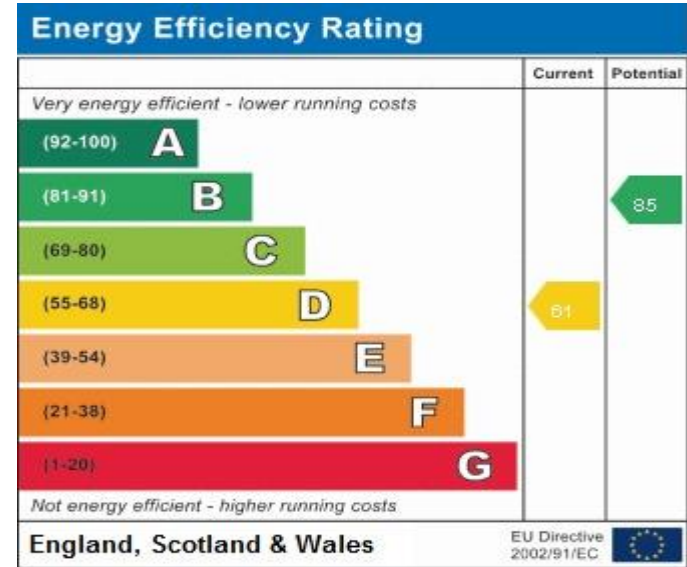
Screened by hedging, laid to lawn with pathway to front door.

Rear Garden

A feature of the property is the beautifully maintained larger than average, south facing rear gardens, with a paved patio area leading to an extensive lawn, well stocked surrounding borders, two storage sheds, outside tap and gated access.



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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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents