







£475,000

Located in the popular area of HP1 this three-bedroom semi-detached home, offers good-sized accommodation throughout, driveway parking, and no onward chain, making it an ideal purchase for families or first-time buyers, this property briefly comprises a separate lounge and dining room, kitchen, three well proportioned bedrooms, family bathroom, enclosed rear garden and side access. Along with being close to popular schools and amenities.

# **Property Description**

## **ENTRANCE PORCH**

Sliding double glazed door. Front door to:

## **ENTRANCE HALL**

Doors to lounge and dining room, stairs rising to first floor, storage cupboard, radiator.

# **LOUNGE**

Double glazed window to front aspect. Radiator.

## **DINING ROOM**

Double glazed window to rear aspect. Radiator.

## **KITCHEN**

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, boiler, composite sink with mixer tap and drainer, gas hob, electric oven, extractor fan, space for fridge freezer and washing machine.

## **LANDING**

Doors to bedrooms and bathroom, loft hatch.

## **BEDROOM ONE**

Two double glazed windows to front aspect. Radiator, built-in storage cupboard housing hot water tank, built-in wardrobe.

#### **BEDROOM TWO**

Two double glazed windows to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to rear aspect. Low level WC, walk-in shower, sink with mixer tap and storage, heated towel rail.

## **FRONT GARDEN**

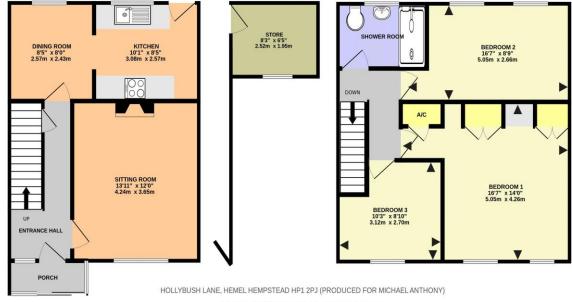
Driveway and lawn area.

# **REAR GARDEN**

Laid to lawn with patio areas, outside tap, brick-built storage sheds, gates to side access.



GROUND FLOOR 500 sq.ft. (46.5 sq.m.) approx. 1ST FLOOR 492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.2 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed

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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 obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based 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 tested any appearatus, equipment, fixtures and fittings or services and so cannot verify that they are in working or derived 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 the sadies of the title documents. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a Property and solicitor or Surveyor. References to the title documents. As Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of the title documents. As Buyer is advised to obtain verification from their Solicitor. You are advised to obtain verification from their Solicitor. You are advised to obtain verification from their Solicitor. You are ad