





New to the market is this MODERN three bedroom DETACHED immaculately presented extended family home. The property features a high spec kitchen/breakfast room, newly fitted bathrooms as well as a ground floor study/fourth bedroom. Located on a popular cull de sac and benefitting from a private driveway and an enclosed well kept rear garden.

Property Info:

Tenure: Freehold

Parking: Driveway

Heating: Oil Fired Heating

Doors/windows: UPVC Double Glazed

Council tax band: C

EPC rating band: D

ENTRANCE HALL

Under-stairs storage cupboard; staircase leading to first floor.

CLOAKROOM

Partly tiled walls, vinyl flooring, WC, wash hand basin and feature heated towel rail.

LOUNGE/DINER

Spacious lounge with dining area, contemporary panelled feature wall, carpet fitted flooring, sliding doors leading out to rear garden, surround entertainment storage with space for TV.

KITCHEN/BREAKFAST ROOM

A white bespoke fitted kitchen with an an extensive range of different cupboard units providing vast kitchen storage. Solid Oak work surfaces over incorporating a one and a half bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, washing machine and



dishwasher, built-in AEG oven and microwave, AEG induction hob with extractor hood over, tiled floor with under-floor heating. Breakfast bar to the end of the kitchen with space for stools, back door leading out to the garden.

STUDY/FOURTH BEDROOM

An ideal study or fourth bedroom with carpet fitted flooring.

FIRST FLOOR

MAIN BEDROOM

A double bedroom located at the front of the property, carpet fitted flooring and bespoke fitted double wardrobes.

BEDROOM TWO

Located at the front of the property with carpet fitted flooring.

BEDROOM THREE

Located to the rear of the property with carpet fitted flooring.

BATHROOM

Contemporary suite comprising bath with chrome mixer tap, shower over and glass shower screen, vanity wash basin with chrome mixer tap, WC, chrome heated towel rail, partly tiled walls, wood effect vinyl flooring and cupboard housing water tank.

EXTERNAL AREA

To the front of the property you have a resin driveway for at least two vehicles, recently installed AstroTurf lawn and well kept flower bed. To the rear of the

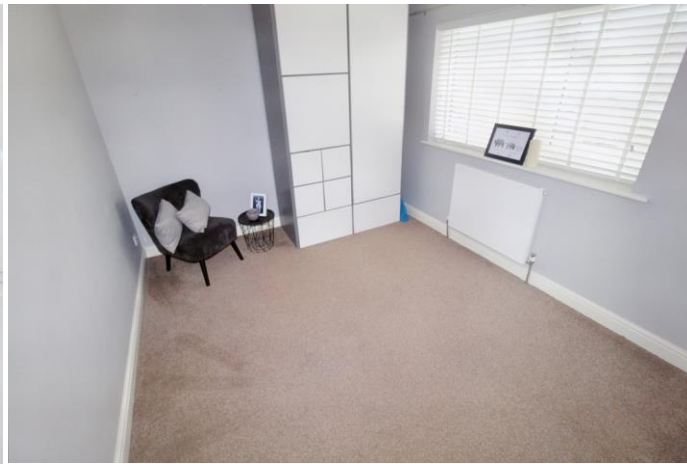


property you have a large patio area, decked area with pergola and lawn. Shrubs and bushes to the rear of the garden as well as a storage shed.

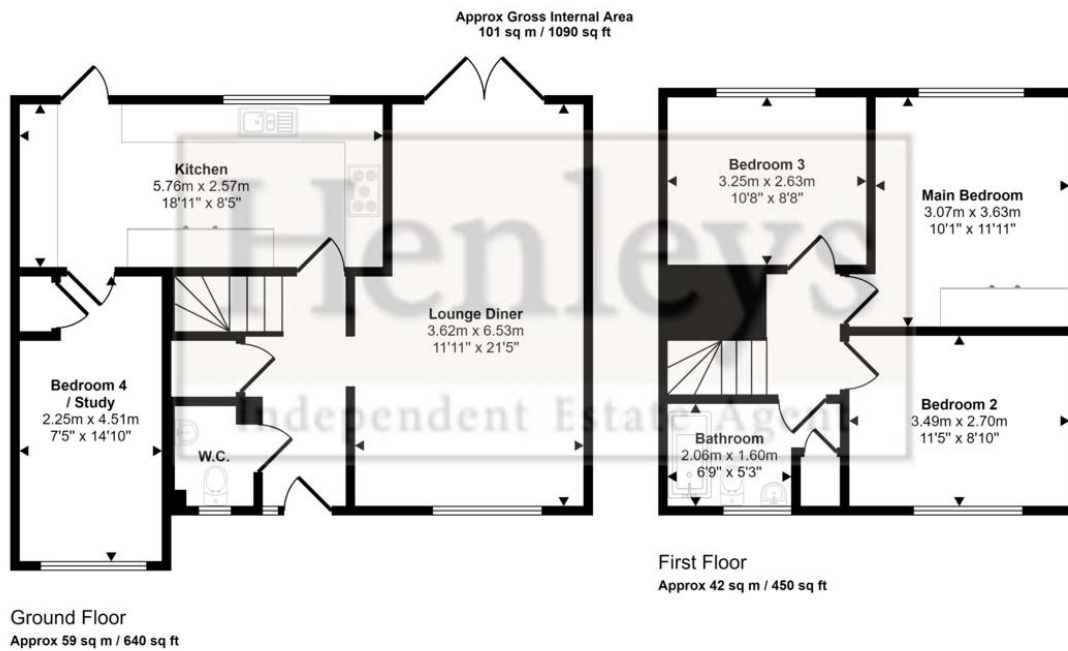
RENTAL INFO

We would expect this property to rent for between £1350 PCM - £1500 PCM approx. We have a highly successful lettings department that can offer help and guidance to any landlord looking to buy a property in our area. For more information on letting this property please contact Henley's today.









This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC