





£425,000

Situated in the central location of Springfield and adjacent to the Grand Union Canal, is this extended three-bedroom detached home. The ground floor accommodation comprises an entrance hall, lounge, open-plan kitchen/diner, utility room, downstairs cloakroom, and a converted garage into a study/playroom. The first floor features three bedrooms, with an en-suite to the main bedroom, and a family bathroom. The property also boasts front & rear gardens and driveway parking for multiple vehicles.

Property Description

ENTRANCE

Front door with storm porch over to:

ENTRANCE HALL

Door to lounge and cloakroom, stairs rising to first floor, radiator.

CLOAKROOM

UPVC double glazed frosted window to front aspect. Low level WC with push button flush, corner wash hand basin set in vanity unit with mixer tap over, radiator, splashback tiling, wood effect laminate flooring.

LOUNGE

UPVC double glazed window to front aspect. Door to kitchen/diner, radiator, wood effect laminate flooring.

STUDY

UPVC double glazed window to front aspect. Radiator, tiled floor.

KITCHEN/DINER

UPVC tri-fold doors to garden, UPVC double glazed window to rear aspect, three double glazed Velux windows. Fitted with a range of soft close base and eye level units with quartz work surface over, inset sink with mixer tap over, built-in electric oven, island/breakfast bar with with five-ring gas hob with extractor hood over, fridge freezer, tiled floor, under stairs storage cupboard, column radiator, spotlights.

UTILITY

Fitted with a range of soft close base and eye level units with quartz work surface over, inset sink with mixer tap over, built-in washing machine and tumble dryer, cupboard housing wall-mounted boiler, tiled floor, motion activated light.

LANDING

Doors to bedrooms and bathroom, access to loft space, airing cupboard.

BEDROOM ONE

UPVC double glazed window to front aspect. Built-in storage cupboard, radiator, wood effect laminate flooring, door to en-suite.

EN-SUITE

UPVC double glazed frosted window to front aspect. Low level WC with push button flush, wall-mounted wash hand basin set in vanity unit with mixer tap over, fully tiled shower cubicle with wall-mounted shower, heated towel rail, extractor fan, fully tiled walls, tiled floor.

BEDROOM TWO

UPVC double glazed window to rear aspect. Built-in wardrobe, radiator, wood effect laminate flooring.

BEDROOM THREE

UPVC double glazed window to front aspect. Built-in storage cupboard, two radiators, wood effect laminate flooring, access to loft space.

BATHROOM

UPVC double glazed frosted window to rear aspect. Low level WC with push button flush, wash hand basin set in vanity unit with mixer tap over, panelled bath with mixer tap and wall-mounted shower over, heated towel rail, extractor fan, fully tiled walls, tiled floor.

OUTSIDE

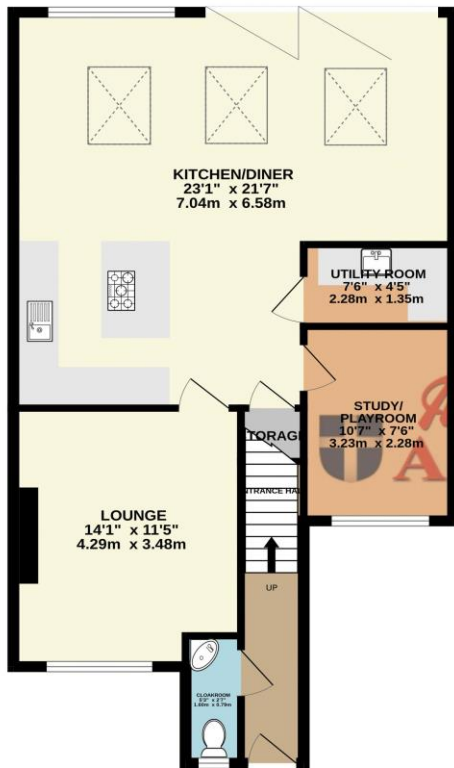
FRONT GARDEN

Driveway parking for multiple vehicles, slate area, partly enclosed by low level brick wall.

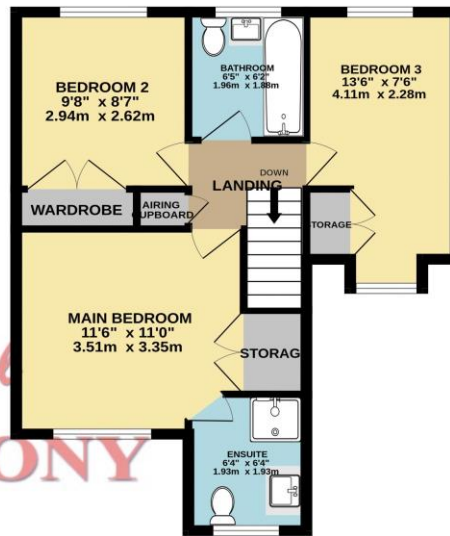
REAR GARDEN

Mainly laid to lawn with shrub/hedge borders, outside light, side gated access, enclosed by timber fence panelling.

GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



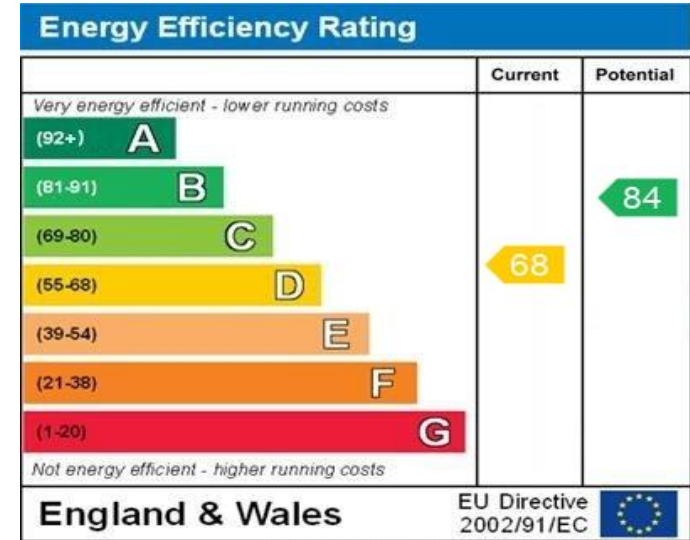
1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



Michael ANTHONY

TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.

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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