







**£260,000**

Tucked away within a quiet cul-de-sac location in the ever sought after area of Shenley Church End is this two bedroom end of terrace home which is offered to the market with no upper chain and an accommodation comprising of lounge, kitchen, family bathroom, front and rear gardens and allocated parking.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor, radiator.

## **LOUNGE**

Double glazed window to front aspect, double glazed door to rear. Under stairs storage cupboard, radiator.

## **KITCHEN**

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, radiator, space for fridge freezer, plumbing for washing machine, built-in oven with gas hob, wall-mounted as boiler, one and a half bowl stainless steel sink unit with mixer tap and drainer.

## **LANDING**

Access to loft space, airing cupboard housing lagged copper water cylinder.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, storage cupboard.

## **BEDROOM TWO**

Two double glazed windows to rear aspect. Two radiators.

## **BATHROOM**

Panelled bath with shower attachment over, pedestal wash hand basin, low level WC, heated towel rail, extractor fan.

## **OUTSIDE**

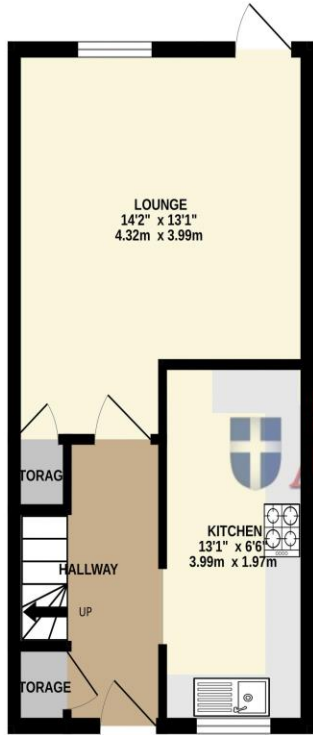
### **FRONT GARDEN**

Cold water tap, outside light.

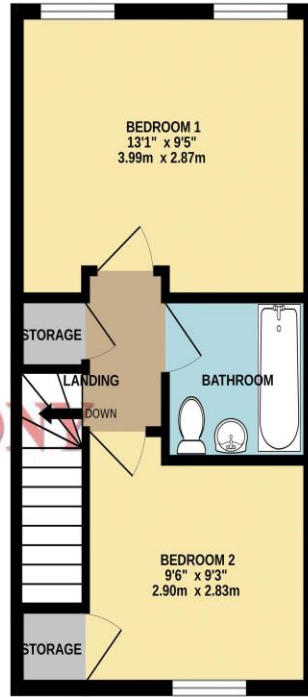
### **REAR GARDEN**

Mainly laid to lawn surrounded by panel fencing, timber storage shed, gated side access.

GROUND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



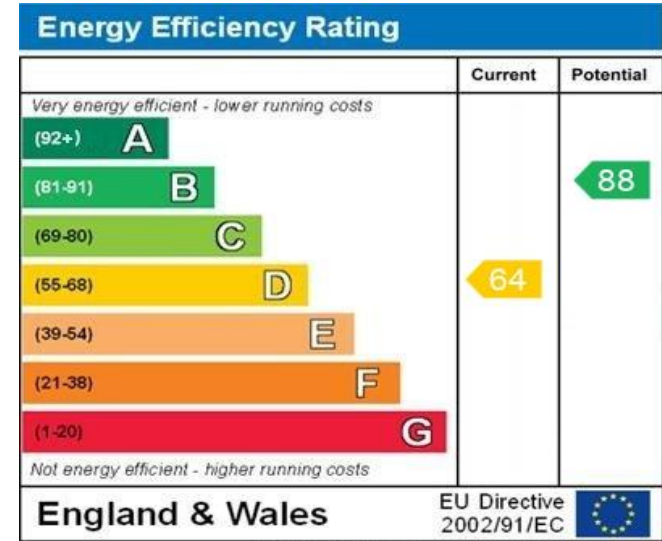
1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



Michael ANTHONY

TOTAL FLOOR AREA: 641 sq.ft. (59.6 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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