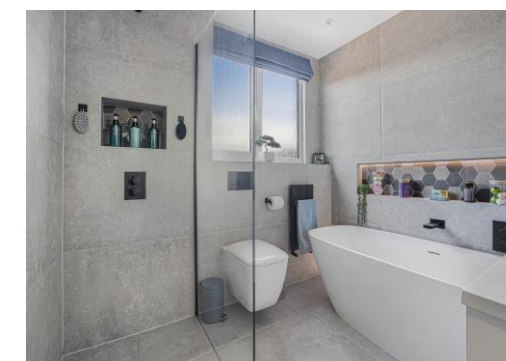






£450,000

Positioned in a cul-de-sac location on the popular area of Wavendon Gate is this four-bedroom end of terrace home. The property is finished to high specification throughout and has been much improved, benefiting from an extension to rear, garage and loft conversions. The accommodation is split over three floors, with the ground floor boasting a lounge, refitted kitchen with an extended dining area, cloakroom and office/ utility space. The first floor offers two double bedrooms, study and a refitted family shower room while the second floor provides two further double bedrooms and a refitted family bathroom. Further benefits include ample off-road parking, solar panels and air conditioning in all rooms.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Stairs rising to first floor, doors to utility, cloakroom and lounge, composite door with keycode access, small access to loft space.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, tiled floor, tiled walls, radiator, wash hand basin in vanity unit with mixer tap, oak door.

LOUNGE

Double glazed window to front aspect. Storage cupboard, radiator, air conditioning unit, open to kitchen, oak door.

UTILITY/STUDY

Garage conversion with work surface with space for washing machine and tumble dryer, wall-mounted units, air conditioning unit, radiator, oak door.

DINING ROOM

Triple glazed window to rear aspect, triple glazed double doors to side. Radiator, air conditioning unit, small access to loft space.

STUDY

Radiator, built-in desk unit, oak door.

KITCHEN

Triple glazed window to rear aspect. Fitted with a range of base and eye level units with Corian work surface and backsplash, two integrated extractor hoods, integrated induction hob and double oven, inset composite sink with mixer tap, space for dishwasher and fridge freezer.

LANDING

Stairs rising to second floor, doors to bedrooms one, two and bathroom, storage cupboard.

BEDROOM ONE

Double glazed window to front aspect. Radiator, air conditioning unit, oak door.

BEDROOM TWO

Double glazed window to front aspect. Radiator, built-in wardrobe, oak door.

SHOWER ROOM

Double glazed frosted window to side aspect. Tiled floor, tiled walls, wash hand basin in vanity unit with mixer tap, low level WC, wet room style shower, radiator, oak door.

LANDING (Second Floor)

Triple glazed Velux window to front aspect. Doors to bedrooms three, four and bathroom.

BEDROOM THREE

Two triple glazed Velux windows to front aspect. Built-in wardrobe, radiator, air conditioning unit, oak door, eaves storage cupboard housing water tank.

BEDROOM FOUR

Triple glazed window to rear aspect. Built-in wardrobe, air conditioning unit, radiator, oak door.

BATHROOM

Triple glazed window to rear aspect. Wash hand basin in vanity unit with mixer tap, low level WC, freestanding bath with mixer tap, radiator, tiled floor, wet room style shower, tiled walls.

OUTSIDE

GARAGE/PARKING

Block paved driveway providing parking for multiple vehicles. Up and over garage door to garage conversion.

FRONT GARDEN

Path to front door with gravel borders.

REAR GARDEN

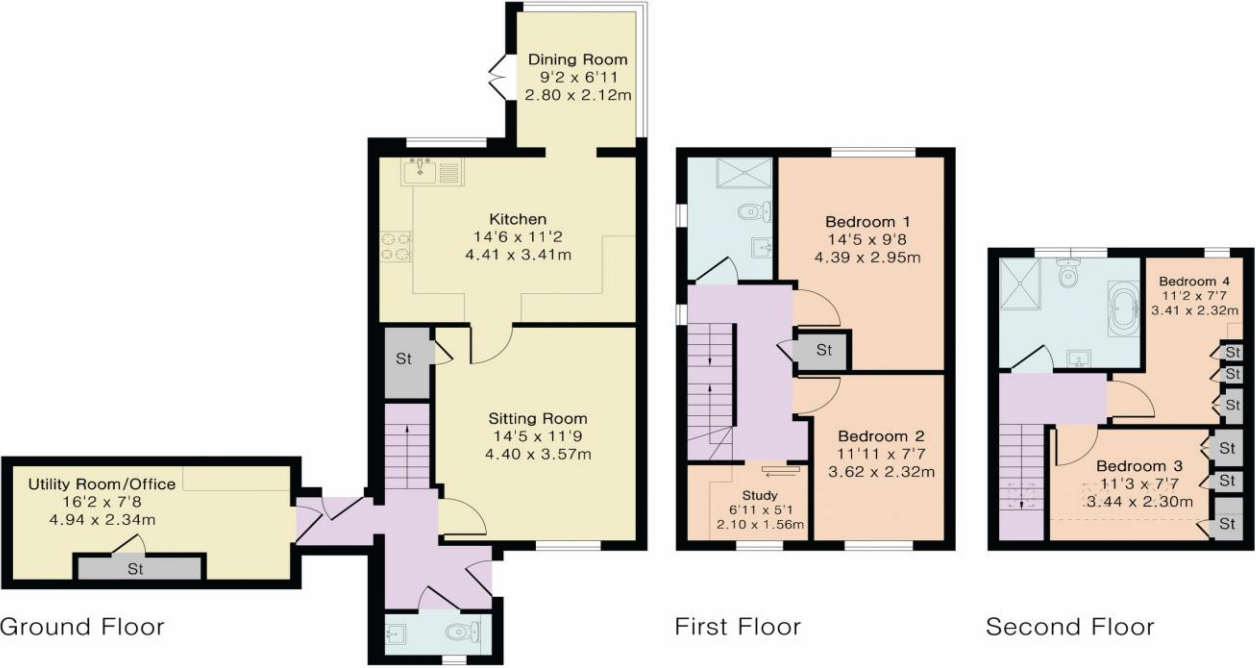
Patio area with rear gated access, laid to stone chips, shed, gravel borders, outside tap, enclosed by timber fence panelling.

Approximate Gross Internal Area 1310 sq ft - 121 sq m

Ground Floor Area 648 sq ft – 60 sq m

First Floor Area 389 sq ft – 36 sq m

Second Floor Area 273 sq ft – 25 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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