







### Property Description

This wonderful, spacious, detached house offers an abundance of living space, ideal for a growing family. A large driveway to the front provides ample parking, while an integral garage adds extra convenience.

Upon entering the property, you're welcomed by a practical hallway and cloakroom. The entrance hall leads to a generous lounge, as well as the kitchen and dining room-perfect for both everyday living and entertaining.

Upstairs, a landing provides access to the loft and four well-sized bedrooms. A family bathroom serves this floor, ensuring ample space for everyone.

To the rear, you'll find a large garden featuring a patio area, perfect for al fresco dining. The remainder of the garden is primarily laid to lawn, offering plenty of outdoor space.

The property is ideally located close to local amenities, with Garston train station just a short distance away, providing easy access to the A41, M1, and M25. It's also well-placed for Stanborough School, with the highly sought-after Parmiters School in the locality.



Entrance Hall

Front door.

Cloakroom

WC, radiator, window, wash hand basin in vanity unit.

Lounge

21' 8" x 12' 5" max ( 6.60m x 3.78m max )  
Two radiators, window, patio door to rear garden.

Dining Room

11' 1" x 8' 2" ( 3.38m x 2.49m )  
Radiator, door to patio.

Kitchen

9' 1" x 9' 1" ( 2.77m x 2.77m )  
Fitted kitchen comprising wall and base units, radiator, sink with drainer, cooker point, window.

First Floor Landing

Bedroom 1

9' 6" x 12' ( 2.90m x 3.66m )  
Radiator, window.

Bedroom 2

11' 1" x 8' 9" ( 3.38m x 2.67m )  
Radiator, window.

Bedroom 3

9' 3" x 6' 3" max ( 2.82m x 1.91m max )  
Radiator, window.

Bedroom 4

6' 1" x 7' 7" ( 1.85m x 2.31m )  
Window, radiator.

Loft Space

Bathroom

Basin with vanity, WC, radiator, bath with shower attachment, window.

Outside

Rear Garden

Patio, lawn, side access.

Front Garden

Lawn area,

Garage

16' 3" x 8' 2" ( 4.95m x 2.49m )

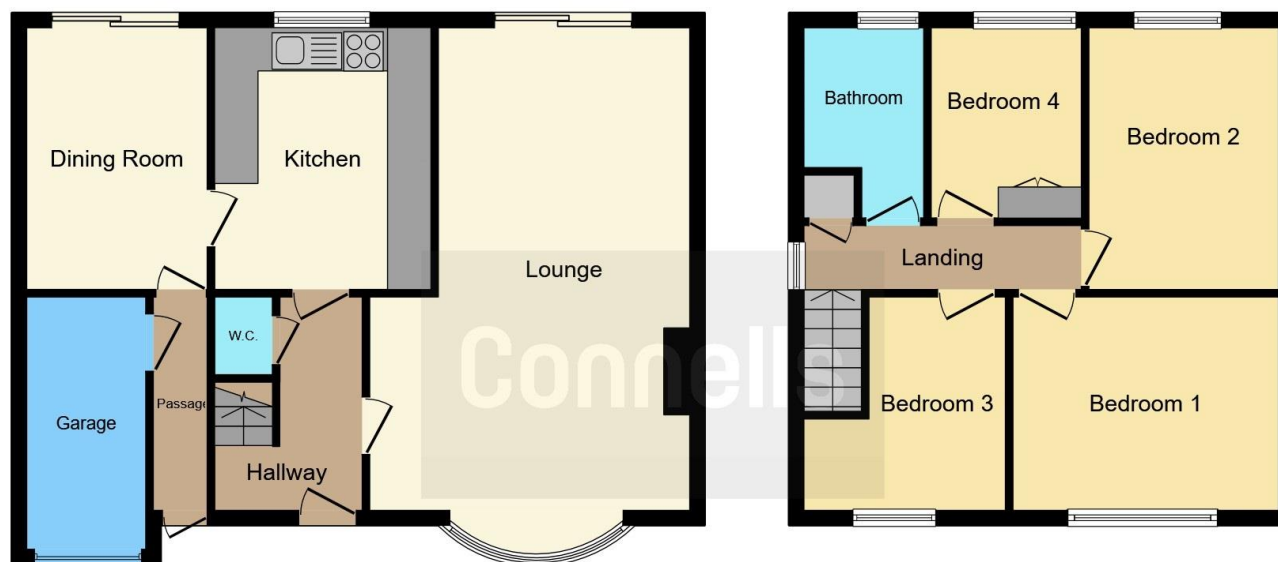












**Ground Floor**

**First Floor**

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**EPC Rating: D**

Tenure: Freehold

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