



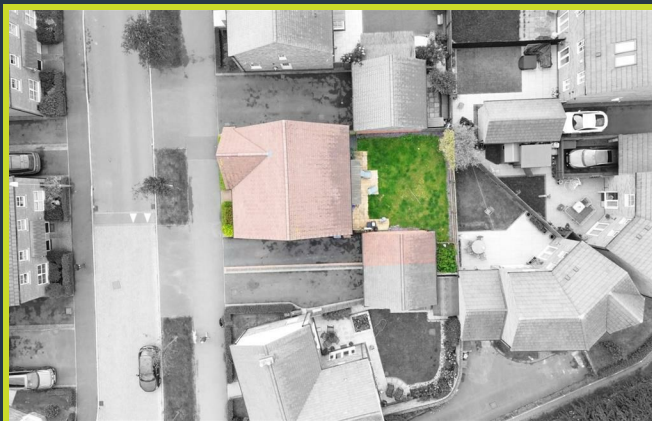
17 Dennis Way

| DE12 7BP | Guide Price £375,000

ROYSTON  
& LUND

- Guide Price £375,000 - £385,000
- Open-plan Kitchen/Diner
- Master Bedroom & En-suite Bathroom
- Additional Space for Office
- EPC Rating - B
- Four Bedroom Detached
- Utility & Ground Floor WC
- Fitted Blinds & Bay Window
- Private Driveway & Detached Garage
- Freehold - Council Tax Band - E





Guide Price £375,000 - £385,000

Royston & Lund are delighted to present this beautifully designed and presented four-bedroom detached home, ideally positioned in the heart of Measham.

The property welcomes you into a hallway with access to an ample-sized lounge, filled with natural light thanks to a charming bay window and finished with fitted blinds, creating a warm and inviting space. The heart of the home is the stylish open-plan kitchen diner, with direct access to the garden through double patio doors. The bright and airy kitchen is fitted with a modern range of floor and wall units with a built in oven, hob, extractor, dishwasher, fridge and freezer. A separate utility room and ground floor WC provide added practicality. Additionally the property benefits from an office on the ground floor.

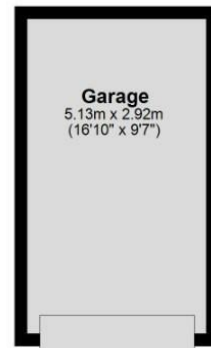
Upstairs, the good sized principle bedroom features a bay window and fitted blinds, along with a private en-suite bathroom and fitted wardrobe. Three further bedrooms are well-proportioned, two of which are double rooms with dual aspect windows. A family shower room complete the first floor.

Outside, the home enjoys a private driveway leading to a detached garage. The property also benefits a low maintenance rear garden.

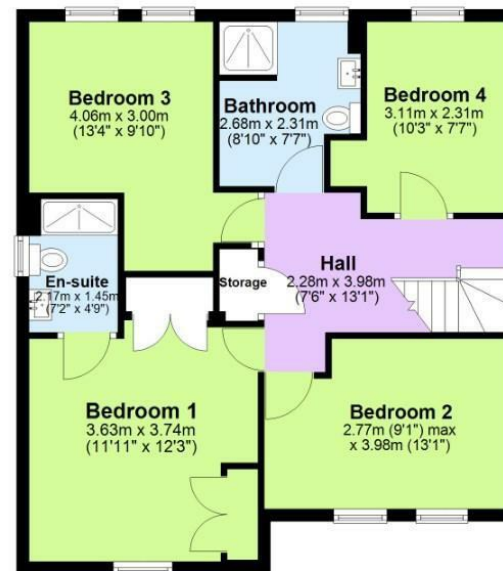
Located in a well-connected area, the property is just moments from supermarkets, highly regarded schools, local restaurants, and natural green spaces.



**Ground Floor**  
Approx. 84.8 sq. metres (913.3 sq. feet)



**First Floor**  
Approx. 65.2 sq. metres (701.9 sq. feet)



Total area: approx. 150.1 sq. metres (1615.2 sq. feet)



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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