







### Property Description

Two bedroom semi-detached family home, many benefits include DRIVEWAY PARKING, downstairs cloakroom, family bathroom, EN-SUITE to the master bedroom, modern fitted kitchen and a delightful rear garden. Close to local shops, sought-after schools and with easy access to the Town Centre and Apsley Station with services to London Euston. Call now to arrange a viewing!

### Entrance Hall

Double glazed door to front, double glazed window, radiator. and understairs cupboard.

### Cloakroom

Fitted with low level WC, wash hand basin, radiator and double glazed window.

### Lounge

16' 5" x 11' 2" ( 5.00m x 3.40m )

Double glazed window, TV point, radiator and double glazed patio doors to rear.

### Kitchen

10' 7" x 8' 1" ( 3.23m x 2.46m )

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, integrated oven and gas hob with cookerhood, integrated fridge/freezer and dishwasher, plumbing for washing machine, radiator and two double glazed windows.



## Landing

Stairs from entrance hall and access to loft.

## Bedroom 1

9' 6" x 8' 2" ( 2.90m x 2.49m )

Double glazed window and radiator.

## En-Suite

Fitted with shower cubicle, wash hand basin, low level WC, radiator, part tiling and double glazed window.

## Bedroom 2

10' 7" x 8' 4" ( 3.23m x 2.54m )

Two double glazed windows, TV point and radiator.

## Bathroom

Fitted with bath with mixer taps, wash hand basin, low level WC, heated towel rail, part tiling and double glazed window.

## Front Garden

Driveway parking and side access.

## Rear Garden

Patio area with steps leading up to lawned area and further patio area and shed.















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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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