



**New Road**  
Little Kingshill | Buckinghamshire

**£1,050,000** subject to contract  
Freehold



# New Road

## Little Kingshill | Buckinghamshire

Located on one of the area's premier roads, we are very pleased to offer this extended 4 bedroom family house. This deceptively spacious house is offered chain free and is presented in good condition throughout. Just some of its many pleasing features include:-

- Four double bedrooms
- Gas fired central heating and double glazing
- Double garage and own driveway
- Family bathroom and ensuite bathroom
- Living room, family room, study, breakfast room
- Large, fitted kitchen
- Chain free
- Sole agent



### Ground floor

**Entrance hall** - Fitted carpet, radiator, stairs rising to the first floor, under stairs storage cupboard, spotlights.

**Downstairs cloakroom WC** – Matching white suite comprising low flush WC, wash hand basin, radiator, ceramic tiled floor, spotlights.

**Study** – Fitted carpet, radiator, spotlights.

**Breakfast room** – Dual aspect, porcelain tiled floor, double glazed double doors to the rear garden, radiator, spotlights.

**Kitchen** – Dual aspect, fitted with a range of base units with wooden worktop, inset one and half bowl white sink unit with single drainer and mixer tap, integrated Bosch dishwasher, integrated Neff five ring stainless steel gas hob with glass and stainless steel extractor hood over, integrated Neff electric fan oven with matching oven grill, integrated

fridge freezer, range of built-in floor to ceiling storage cupboards, large storage cupboard, plumbing for washing machine, double glazed door to the rear garden, porcelain tiled floor, spotlights.

**Family room** – Fitted carpet, radiator, double multipane doors with beveled glass leading through to the living room., spotlights.

**Living room** - Dual aspect sitting room, two radiators, wall lights, fireplace with cast iron wood burning stove sat on a granite hearth, sliding patio doors to the rear garden, spotlights.

### First floor

**Landing** – Fitted carpet, radiator, linen cupboard with a radiator, access to loft via a pull-down ladder, spotlights.

**Principal bedroom** – Fitted carpet, radiator, built-in wardrobe cupboards.

**Ensuite Bathroom WC** – Modern matching white suite comprising panelled bath with mixer tap, separate shower over with shower screen, wash hand basin with mixer tap and cupboards under, low flush WC, radiator, fully tiled, ceramic tiled floor, extractor fan, spotlights.

**Bedroom two** – Fitted carpets, two sets of built-in wardrobe cupboards, radiator, spotlights.

**Bedroom three** – Fitted carpet, two sets of built-in wardrobe cupboards, radiator, spotlights.

**Bedroom four** – Fitted carpet, two sets of built-in wardrobe cupboards, radiator, spotlights.



**Bathroom WC** – Modern matching white suite comprising a p-shaped bath with corner mixer tap and separate shower over, shower curtain and rail, low flush WC, enclosed wash hand basin with mixer tap and cupboards under, chrome vertical heated towel rail, ceramic tiled floor, extractor fan, spotlights.

### Outside

**Front** – Own driveway providing off-street parking for several cars, remainder mainly laid to lawn.

**Rear** – Mainly laid to lawn with well stocked flower and shrub borders, large sun terrace, outside light, large timber shed.

**Side** – Mainly laid to lawn.

**Garage** – Double garage with electric up and over door, power and light, double glazed door to side garden and pedestrian access, wall mounted Worcester Bosch gas central heating boiler, Megaflo hot water system, access to loft area above garage for additional storage.





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