



* COUNTRYSIDE LOCATION WITH EXPANSIVE VIEWS TO THE FRONT AND REAR ASPECTS * LARGE REAR GARDEN *
GROUND FLOOR EXTENSION PROVIDING REAR ASPECT OPEN PLAN KITCHEN / DINING / FAMILY ROOM * GOOD
SIZED LOUNGE WITH BAY WINDOW * UTILITY ROOM AND GROUND FLOOR SHOWER ROOM * THREE BEDROOMS
PLUS DRESSING ROOM / STUDY * FOUR PIECE SUITE FAMILY BATHROOM * OFF ROAD PARKING * DETACHED
GARAGE WITH ELECTRIC DOOR * VIEWING RECOMMENDED *

Bradshaws are delighted to offer for sale this much improved and extended family home in this countryside setting with expansive views to both the front and the rear aspects. With a large ground floor extension, this property offers the modern day, open plan family living with a rear aspect kitchen / dining / family room with bifold doors to the rear garden in addition to a good sized lounge to the front. A utility room and modern shower room complete the ground floor accommodation. On the first floor, there are three bedrooms plus a dressing room / study and a bathroom with separate bath and shower cubicle.

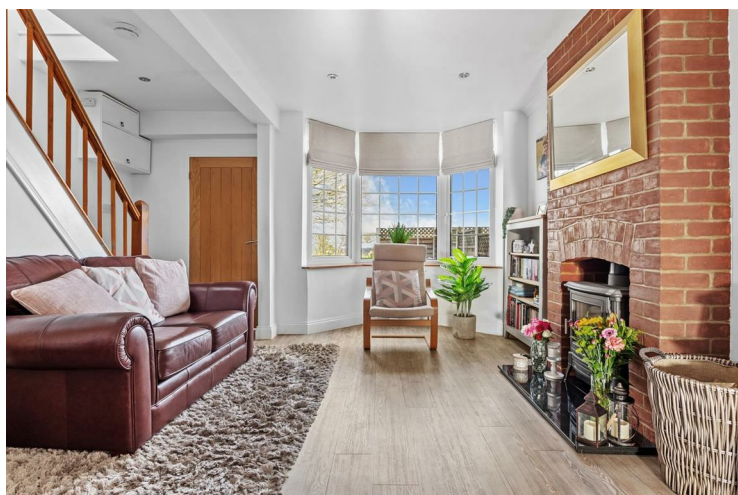
Streatley is a delightful rural setting with popular countryside walks nearby plus all of the local amenities of nearby Barton Le Clay and the mainline train stations in Harlington and Leagrave.

Entrance Lobby

Double glazed front door and double glazed window to the side aspect. Tiled flooring. Radiator. Inset ceiling lights.

Lounge

Double glazed bay window to the front aspect. Feature fireplace with surround and log burner. Amtico flooring. Victorian style radiator. Television point. Under stairs storage cupboard.



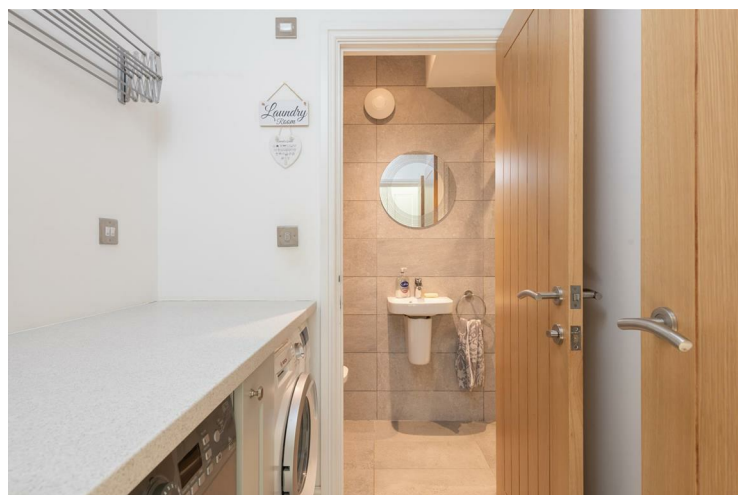
Kitchen / Dining / Family Room

The kitchen area is fitted with a range of wall and base level units with work surface over incorporating one and a half bowl drainer sink unit and an island with breakfast bar. Integrated double oven and induction hob with extractor hood over. Integrated dishwasher and space for an American style fridge / freezer. Television point. Amtico flooring with underfloor heating. Two velux windows. Bifold doors opening to the delightful rear garden.



Utility Room

Space and plumbing for washing machine and tumble drier. Wall mounted clothes airer. Tiled floor. Extractor fan. Door leading to shower room.



Ground Floor Shower Room

Fitted with a low level WC with concealed cistern, wash hand basin and shower cubicle. Inset ceiling spotlights. Tiled floor

Landing

Double glazed window to the side aspect. Fitted carpet.

Bedroom One

Double glazed bay window to the front aspect. Fitted carpet. Feature cast iron fireplace. Built in wardrobes. Vertical radiator. Hatch to loft.



Bedroom Two

Double glazed window to the rear aspect. Fitted wardrobes and drawers. Fitted carpet. Radiator.



Bedroom Three

Double glazed window to rear aspect. Built-in wardrobe. Fitted carpet. Radiator.

Front of Property

A block paved driveway providing off road parking for two vehicles and leading to the detached garage.



Garage

A detached garage with an electric door. Power and light. Personal door leading to the garden.

Rear of Property

A good sized and well kept garden laid mainly to lawn with two paved patio areas and boundary hedge and fencing with gated pedestrian access. Outside tap.



Dressing Room / Potential Study

Double glazed window to the side aspect. Laminate wood flooring. Currently used for wardrobe space but could be a study.

Family Bathroom

Fitted with a low level WC, pedestal wash hand basin, panelled bath with hand held shower attachment and separate double shower cubicle. Tiled walls. Vertical radiator. Coved ceiling. Extractor fan.



Disclaimer

These details have been prepared by Julie Rogers and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed, we would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Viewing

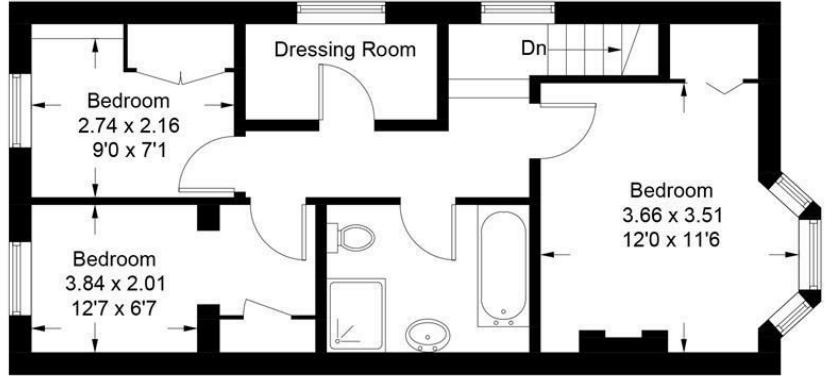
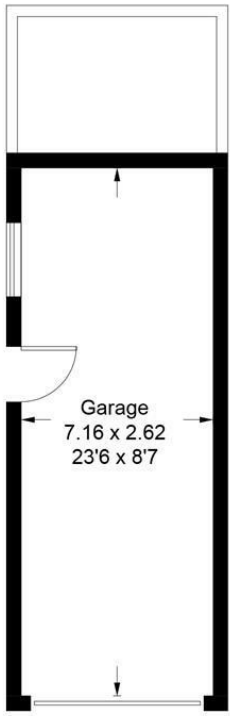
By appointment through Bradshaws.

Note

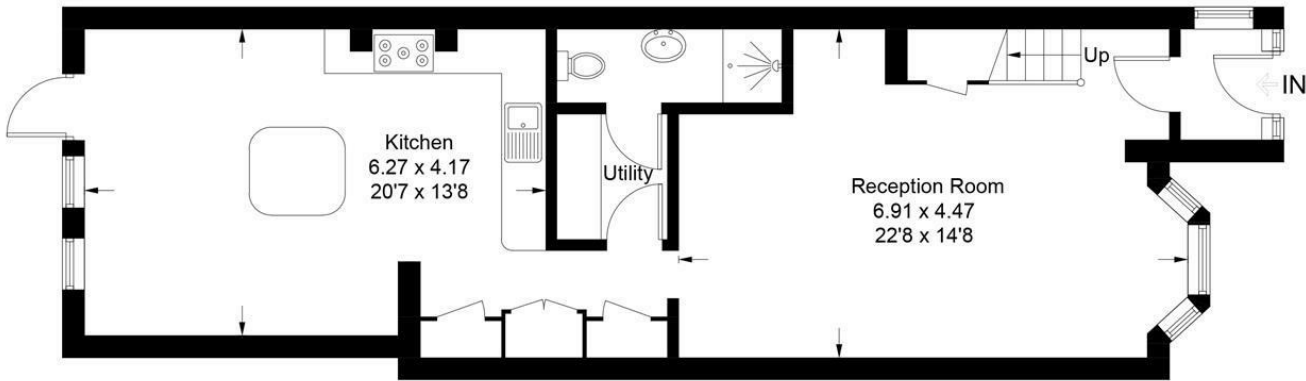
Services and appliances have not been tested.

275 Sharpenhoe Road

Approximate Gross Internal Area = 110.8 sq m / 1193 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 129.4 sq m / 1393 sq ft



First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1063362)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	