

TREVOSE WAY, SOUTH OXHEY



Four Bedroom Semi Detached House

Guide Price £495,000

Description

Robertson Phillips are pleased be able to offer this four double bedroom extended non standard constructed semi-detached house to the market. The property has been fully refurbished and is chain free. Starting with the ground-floor, the house comprises of; An extended open plan living/kitchen/dining room, a fourth double bedroom, a wet room, a utility area and a private south east facing rear garden. On the first floor there is three double bedrooms and a main family bathroom. Further Benefits include; 16 Solar Panels, ample storage and potential for off street parking (subject to planning for a dropped curb)

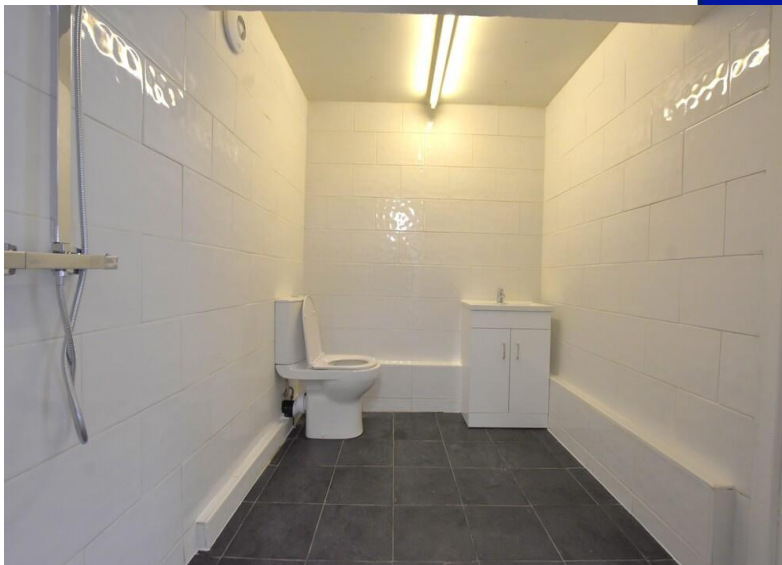


Location: The property is situated in a great catchment to local primary & secondary schools and nurseries, a short walk to Carpenders Park Station, and within easy reach to A41 & M1 Motorways.





- *Extended Non Standard Construction Semi-Detached House*
- *New Open Plan Living/Kitchen/Dining*
- *Newly Refurbished*
- *Utility Area*
- *Four Double Bedrooms*
- *Has Potential For Off Street Driveway Parking (subject to a dropped curb)*
- *Two Bathrooms*
- *South East Facing Garden*

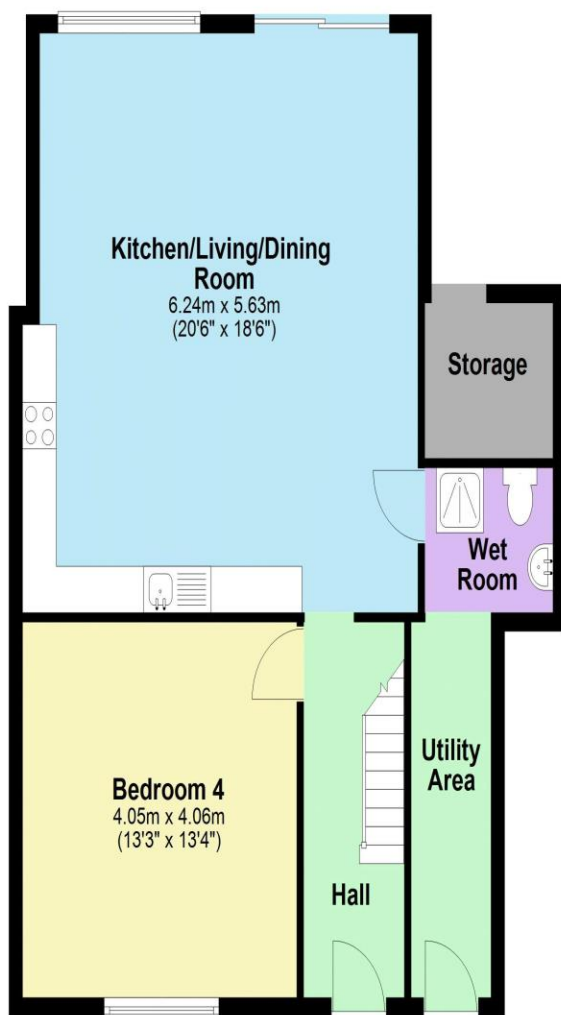


Additional Information

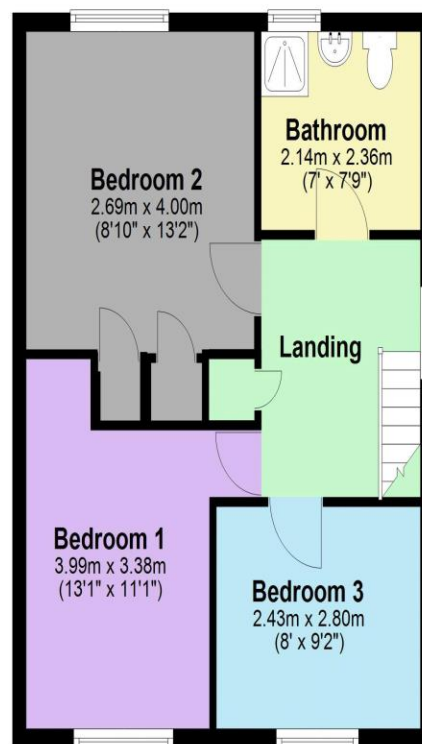
TENURE: FREEHOLD

LOCAL AUTHORITY: THREE RIVERS DISTRICT COUNCIL BOROUGH

ENERGY EFFICIENCY RATING: D



Ground Floor
Approx. 71.2 sq. metres (766.5 sq. feet)



First Floor
Approx. 43.3 sq. metres (466.6 sq. feet)

Total area: approx. 114.6 sq. metres (1233.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	80 C
39-54	E		
21-38	F		
1-20	G		



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.