

Mark  
Webster  
estate agents



Sparrowdale Close  
Grendon  
£275,000

\*\*\* NO UPWARD CHAIN - NICELY SITUATED ON THIS DELIGHTFUL DEVELOPMENT - VILLAGE LOCATION \*\*\*. Offering this spacious 3 bedroom semi detached property offering family sized accommodation briefly comprising: Through hallway, guest WC, kitchen/diner, rear lounge, three bedrooms, en-suite & family bathroom. Viewing is essential.

### ENTRANCE HALL

Having an opaque double glazed entrance door, single panelled radiator stairs leading off to the first floor landing, door to an under stairs storage cupboard and further doors leading off to...

### GUEST WC 5' 9" x 3' 4" (1.75m x 1.02m)

Opaque double glazed window to side aspect, low level WC and a wash basin.

### KITCHEN/DINER 14' 8" x 11' 0" maximum (4.47m x 3.35m) (8'7" minimum width)

Recessed LED ceiling down lights, double panelled radiator, wide range of 'Shaker' style kitchen units, integrated fridge freezer, tall unit housing the stainless steel electric oven, built in dishwasher, stainless steel gas hob with an extractor hood above, wooden effect roll edgework surfaces with matching up stands, stainless steel sink, built in washer dryer.

### REAR LOUNGE 15' 7" x 9' 7" (4.75m x 2.92m)

Double glazed French doors leading out to the rear garden and a double panelled radiator.

### FIRST FLOOR LANDING

Access to the roof storage space, door to the shelved airing cupboard and further doors leading off to...

### BEDROOM ONE 10' 8" x 9' 7" (3.25m x 2.92m)

Double glazed window to rear aspect, single panelled radiator and a door to the en-suite.

### ENSUITE 4' 7" x 2' 6" (1.4m x 0.76m)

Opaque double glazed window to side aspect, chrome towel radiator, shaver connection point, low level WC, pedestal wash hand basin, good sized fully tiled shower enclosure having an electric shower, recessed LED ceiling down lights.

### BEDROOM TWO 11' 6" x 8' 2" (3.51m x 2.49m)

Double glazed window to front aspect and a single panelled radiator.

### BEDROOM THREE 7' 3" x 9' 0" maximum (2.21m x 2.74m)

Double glazed window to front aspect, single panelled radiator and a useful fitted wardrobe.



### **FAMILY BATHROOM 8' 5" x 6' 6" maximum (2.57m x 1.98m)**

Opaque double glazed window to side aspect, double panelled radiator, flow level WC, pedestal wash hand basin, panelled bath with a chrome mixer tap with shower head attachment, tiled splash back areas, useful shaver connection point and recessed LED ceiling down lights.

### **TO THE EXTERIOR**

To the front of the property there is a small fore garden with canopy porch, side driveway providing off road parking with gated access to the rear garden. The rear garden has a paved patio, lawn and fenced boundaries.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

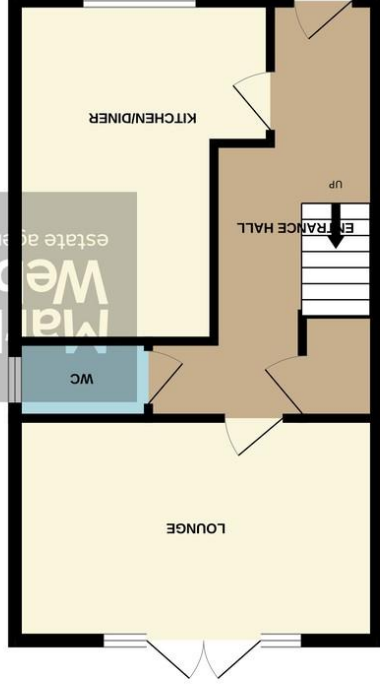
**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

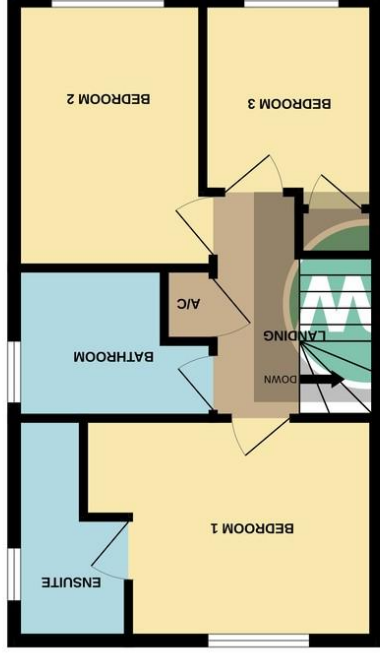
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GROUND FLOOR (40.0 sq.m.) approx.



1ST FLOOR (40.0 sq.m.) approx.



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