

Mark
Webster
estate agents



Hastings Road
Grendon

O.I.R.O. **£310,000**

*** NO UPWARD CHAIN - NICELY SITUATED - REAR GARAGE - VILLAGE LOCATION ***. For sale with MARK WEBSTER estate agents is this modern three bedroom detached family home briefly comprising: Guest WC, kitchen/diner, lounge, three bedrooms, en-suite & family bathroom, rear driveway and garage. Viewing recommended.

ENTRANCE HALL

Opaque double glazed composite entrance door, stairs leading off to the first floor landing and doors to...

LOUNGE

18' 3" x 10' 2" (5.56m x 3.1m)

Two double glazed windows to side aspect, double glazed window to front aspect and a double panelled radiator.

KITCHEN/DINER

18' 3" x 8' 8" (5.56m x 2.64m)

Double glazed windows to front and side aspects, double glazed French doors to the side aspect that lead out to the garden, range of Shaker style kitchen units, square edge work surfaces with matching up stands, integrated fridge freezer and dishwasher, inset stainless steel electric oven and gas hob with a stainless steel extractor hood above, double panelled radiator and a door to the utility room.

UTILITY ROOM

7' 6" x 6' 7" (2.29m x 2.01m)

Having an opaque double glazed door leading out to the rear driveway, single panelled radiator, Shaker style units, square edge work surface with matching up stand, plumbing for a washing machine, stainless steel sink.

GUEST WC

5' 5" x 3' 5" (1.65m x 1.04m)

Low level WC, pedestal wash hand basin, chrome towel radiator, tiling to half height.

FIRST FLOOR LANDING

Single panelled radiator and doors leading off to...

BEDROOM ONE

10' 4" x 12' 0" maximum (3.15m x 3.66m)

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

ENSUITE

5' 2" x 6' 1" (1.57m x 1.85m)

Opaque double glazed window to front aspect, chrome towel radiator, low level WC, pedestal wash hand basin, tiled shower cubicle having a chrome mixer style shower, tiling to half height.



BEDROOM TWO

8' 10" x 12' 5" maximum (2.69m x 3.78m)

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

BEDROOM THREE

9' 2" x 9' 0" (2.79m x 2.74m)

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

BATHROOM

6' 6" x 7' 0" (1.98m x 2.13m)

Opaque double glazed window to side aspect, chrome towel radiator, low level WC, pedestal wash hand basin, panelled bath, tiled splash backs and a useful shaver connection point.

TO THE EXTERIOR

There is an enclosed side garden area that has a degree of privacy being mainly slate chipped to provide low maintenance with fenced boundaries and gated access. Located to the rear of the property there is a tandem drive and a single garage.

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 D. (This information is provided from the Council Tax Valuation List Website).

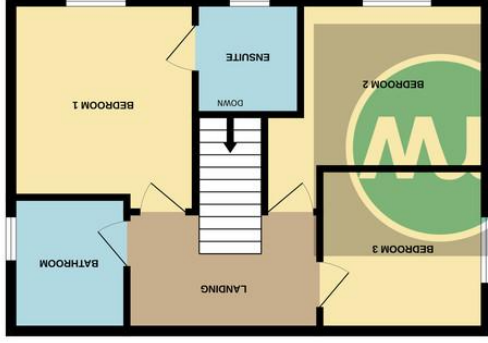
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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



TOTAL FLOOR AREA : 961 sq.ft. (89.2 sq.m.) approx.
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficacy can be given.
Made with Keyplan 6/2024

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