

Mark
Webster
estate agents



Carts Lane
Grendon
£285,000

*** BEAUTIFULLY SITUATED HOME - EXCELLENT POTENTIAL TO EXTEND (SUBJECT TO PLANNING) - GOOD SIZED PLOT ***. For sale with MARK WEBSTER estate agents is this traditional semi detached property located on this pleasant lane requiring some cosmetic improvement but offers excellent potential to be the perfect family home.

RECEPTION HALL

Having an opaque double glazed entrance door, stairs leading off to the first floor landing, electric storage heater and a door to the lounge.

LOUNGE

12' 0" x 13' 8" maximum (3.66m x 4.17m)

Double glazed bow window to front aspect, electric storage heater, feature fireplace and open plan through to the dining area.

DINING AREA

10' 2" x 8' 3" (3.1m x 2.51m)

Having double glazed sliding doors giving access to the conservatory, electric storage heater and a door to the kitchen.

KITCHEN

7' 3" x 10' 1" plus under stairs recess (2.21m x 3.07m)

Double glazed windows to rear and side aspects, tiled floor, range of fitted kitchen units, roll edge work surfaces, inset electric oven and hob with an extractor hood above, space and plumbing for a washing machine, space for a fridge freezer, stainless steel sink and tiled splash back areas.

CONSERVATORY

14' 10" x 9' 1" (4.52m x 2.77m)

Having double glazed windows, double glazed single door to the side aspect, double glazed French doors to the rear aspect and a tiled floor.

FIRST FLOOR LANDING

Double glazed window to side aspect and doors leading off to...

BEDROOM ONE

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

Double glazed window to front aspect and a range of fitted bedroom furniture.

BEDROOM TWO

10' 4" x 9' 5" (3.15m x 2.87m)

Double glazed window to rear aspect, full length fitted wardrobes and double opening doors to the airing cupboard.



BEDROOM THREE

7' 9" x 6' 5" (2.36m x 1.96m)

Double glazed window to front aspect.

BATHROOM

5' 9" x 5' 2" (1.75m x 1.57m)

Opaque double glazed window to rear aspect, low level WC, pedestal wash hand basin, panelled bath with an electric shower over, shower screen and tiled walls.

TO THE EXTERIOR

To the front of the property there is a good sized driveway providing ample off road parking with side gated access to the rear garden. The rear garden is an excellent size having a full width block paved patio, lawn and fenced boundaries.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected with the exception of mains gas.

TENURE: We have been informed by the Vendor 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).

DISCLAIMER: DET AILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		B 87
69-80	C		
55-68	D		
39-54	E	E 45	
21-38	F		
1-20	G		