



Boot Hill
Grendon
O.I.R.O **£340,000**

*** SUPERB PLOT SIZE - POPULAR VILLAGE LOCATION - THIS ONE WON'T BE AROUND FOR LONG ***. For sale with MARK WEBSTER estate agents is this spacious detached bungalow briefly comprising: Three bedrooms, lounge/diner, bathroom, kitchen, conservatory, guest WC, rear garden, double garage and a driveway. Viewing is essential.

ENTRANCE HALL

Door to a useful storage cupboard, double panelled radiator and further doors to...

BEDROOM ONE

14' 9" x 12' 9" into bay window (4.5m x 3.89m)

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

BEDROOM TWO

10' 5" x 13' 7" into bay window (3.18m x 4.14m)

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

BEDROOM THREE

5' 10" x 13' 7" (1.78m x 4.14m)

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

BATHROOM

7' 4" x 7' 8" (2.24m x 2.34m)

Opaque double glazed window to rear aspect, tiled floor, tiling to half height, single panelled radiator, pedestal wash basin, low level WC and a panelled bath.

LOUNGE/DINER

25' 3" x 13' 7" maximum (7.7m x 4.14m)

(10' 9" minimum width) Double glazed windows to rear and side aspect, double panelled radiator, single panelled radiator and a feature fireplace with space for a coal effect electric fire.

KITCHEN

10' 5" x 12' 9" (3.18m x 3.89m)

Double glazed windows to rear and side aspects, door to a useful storage cupboard, tiled floor, double panelled radiator, tiling to half height, a range of base and eye level kitchen units, roll edge work surfaces, composite style sink, space for a range style cooker, space for a fridge/freezer, further appliance space and a door to...

UTILITY ROOM/REAR EXTENSION

8' 9" x 11' 8" (2.67m x 3.56m)

Having double glazed windows, tiled floor, double panelled radiator, two appliance spaces, double glazed French doors giving access to the rear garden and a further door to...



GUEST WC

8' 5" x 2' 5" (2.57m x 0.74m)

Double glazed windows, tiled floor, single panelled radiator, wall mounted wash basin and a low level WC.

TO THE EXTERIOR

The property stands on a large plot with a good sized front lawn and a tarmac driveway to the side of the property with double opening gates providing access to the rear garden. The rear garden is mainly laid to lawn with a paved patio area and a side driveway with access to the detached double garage (We have been advised that the garage roof requires repair).

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).

DISCLAIMER: DETAILS 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. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



While every attempt has been made to ensure the accuracy of the layout, contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or mis-statements. This plan is for guidance 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 quality or efficiency can be given.
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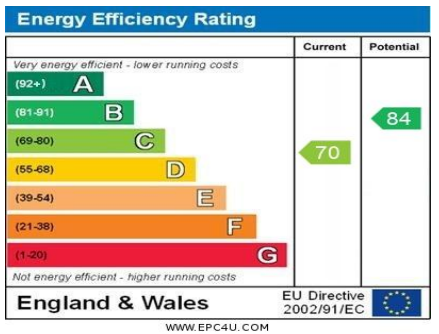


GROUND FLOOR
1089 sq.ft. (101.2 sq.m.) approx.

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



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