



The Common  
Grendon  
£375,000

\*\*\* LARGE DOUBLE GARAGE TO THE REAR ~ NO UPWARD CHAIN ~ DESIRABLE LOCATION \*\*\*. For sale with MARK WEBSTER estate agents is this traditional double fronted family home located in the village of Grendon briefly comprising: Three reception rooms, kitchen, guest WC, four bedrooms, shower room, off road parking, additional parking to the rear and access to the large double garage Viewing is recommended.



## RECEPTION HALL

Accessed from the double glazed entrance porch having an opaque double glazed entrance door, stairs leading off to the first floor landing and glazed oak doors leading to the front reception rooms.

### RECEPTION ROOM ONE 11' 6" x 14' 4" maximum into the bay (3.51m x 4.37m)

Double glazed square bay window to front aspect, laminated wooden effect flooring, double panelled radiator, feature cast iron fireplace with a decorative wooden surround and exposed bricked chimney breast, door to an under stairs storage cupboard and a glazed oak door to the kitchen.

### RECEPTION ROOM TWO 11' 5" x 14' 4" maximum into the bay (3.48m x 4.37m)

Double glazed square bay window to front aspect, double panelled radiator, feature fireplace having an inset log burning stove, glazed oak door to the sitting room.

### SITTING ROOM 17' 6" x 10' 10" maximum (5.33m x 3.3m)

Having double glazed French doors leading out to the rear garden, two double panelled radiators and a glazed oak door to the kitchen.

### GOOD SIZED KITCHEN 17' 9" x 12' 4" maximum (5.41m x 3.76m)

(7'10" minimum width) Having double glazed windows to rear and side aspects, double glazed door leading out to the rear garden, two double panelled radiators, range of base and eye level units, roll edge work surfaces, appliance spaces, tiled floor, tiled splash back areas and a door to the guest WC.

### GUEST WC 4' 2" x 2' 10" (1.27m x 0.86m)

Low level WC, wash basin, tiled floor and a useful shelved storage cupboard.

## FIRST FLOOR LANDING

Having oak panelled doors leading off to...

### BEDROOM ONE 12' 3" x 11' 5" (3.73m x 3.48m)

Double glazed window to front aspect, oak panelled door to an over stairs storage area, double panelled radiator.

### BEDROOM TWO 12' 3" x 11' 5" (3.73m x 3.48m)

Double glazed window to front aspect, oak panelled door to an over storage area, wall mounted central heating boiler and a double panelled radiator.



### **BEDROOM THREE 11' 0" x 9' 1" (3.35m x 2.77m)**

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

### **BEDROOM FOUR 9' 5" x 5' 7" minimum (2.87m x 1.7m)**

Double glazed window to rear aspect and a double panelled radiator.

### **SHOWER ROOM 6' 2" x 5' 10" (1.88m x 1.78m)**

Opaque double glazed window to rear aspect, chrome towel radiator, tiled walls, low level WC, wash basin, shower pod with body jets.

### **TO THE EXTERIOR**

The property off road parking to the front that also continues to the side of the property with access to the rear garden. The rear garden has a block paved patio, lawn, well established borders and a rear stoned parking area with access to the detached double garage. The rear parking is accessed via Old School Court.

### **DOUBLE GARAGE 20' 0" x 20' 9" (6.1m x 6.32m)**

Having double opening folding doors from the rear garden, double opening doors from the stoned driveway, glazed side entrance door and window, power and light.

**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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GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.

TOTAL FLOOR AREA: 1342 sq.ft. (124.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 efficiency can be given.  
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