



**BEASLEY**  
& PARTNERS

Danesborough Drive, Aspley Heath

Offers in Excess of: £1,000,000 Freehold







A substantial detached bungalow offering large and versatile living accommodation throughout and situated in this quiet and most sought after part of Aspley Heath, within a short walk of adjacent woodland. It is situated on a large mature plot with superb gardens to the rear.

Entrance door to Entrance Porch.

Entrance Porch 5' 8" (1.73m) x 3' 0" (0.91m)

Quarry tiled floor. Panel glazed door to Entrance Hall.

Entrance Hall 23' 4" (7.11m) decreasing to 6' 3" (1.9m) x 7' 8" (2.34m) decreasing to 4' 2" (1.27m)

Coved ceiling. Door to boiler cupboard housing Vaillant gas fired boiler serving central heating to radiators and domestic hot water. Central heating time controls. Double radiator. Central heating thermostat. Coved ceiling. Door to single wardrobe cupboard with hanging rail and shelf over. Access to loft space.

Lounge 19' 6" (5.94m) x 14' 3" (4.34m) decreasing to 12' 4" (3.76m)

Twin panel glazed doors to rear garden. Bay window to rear. Two single radiators. Wall light points. TV point. Large feature exposed brick fireplace with inset wood burning stove. Quarry tiled hearth and raised quarry tiled display plinth and wooden display mantle.

Dining Room 14' 5" (4.39m) x 10' 8" (3.25m) decreasing to 8' 7" (2.62m)

Window to side. Coved ceiling. One wall exposed brick. Double radiator. Panel glazed door to Kitchen/Breakfast Room.

Kitchen/Breakfast Room 18' 6" (5.64m) x 11' 1" (3.38m)

Windows to two aspects. Fitted with a comprehensive range of wall, base and drawer units with fitted work tops. Ceramic tiling. White single draining sink unit with mixer tap over. Beko electric fan assisted oven, Neff four ring gas hob and extractor hood over. Space for upright fridge freezer. Quarry tiled floor. Two double radiators. Coved ceiling. Panel glazed door to Utility Room. Panel glazed door to Study.



Utility Room 9' 2" (2.79m) x 6' 2" (1.88m)

Window and panel glazed door to rear. Double radiator. Quarry tiled floor. Fitted work tops with base unit under. Ceramic tiling. Plumbing and recess for washing machine. White Butler sink with mixer tap over. Panel glazed door to Inner Lobby.

Inner Lobby 6' 3" (1.9m) x 2' 9" (0.84m)

Panel glazed door to Study and panel glazed door to Bedroom Four.

Study 9' 2" (2.79m) x 8' 7" (2.62m)

Bay window. Double radiator. Coved ceiling.

Bedroom One 15' 5" (4.7m) x 12' 1" (3.68m)

Windows to two aspects. Coved ceiling. Double radiator. Door to En Suite Dressing Room.

En Suite Dressing Room 7' 4" (2.24m) x 2' 8" (0.81m)

Window. Door to airing cupboard with lagged copper cylinder tank and shelving. One wall fitted sliding door wardrobe cupboards with hanging rail and shelf over. Coved ceiling. Door to En Suite Bathroom.

En Suite Bathroom 9' 1" (2.77m) x 7' 4" (2.24m)

Window. Fitted with a suite comprising pedestal hand wash basin, low level WC, bidet, panelled bath with mixer tap and pop up waste, tiled shower cubicle with wall mounted shower mixer, hand held shower and glazed screen door. Part ceramic tiled walls.

Bedroom Two 12' 4" (3.76m) x 9' 8" (2.95m)

Window to rear. Coved ceiling. Double radiator. Sliding door wardrobe cupboard with hanging rail and shelf over.

Bedroom Three 12' 4" (3.76m) x 8' 2" (2.49m)

Bay window to rear. Single radiator. Coved ceiling. Sliding door double wardrobe with hanging rail and shelf over.

Bedroom Four 18' 6" (5.64m) x 9' 5" (2.87m)

Bay window. Wall light points. Coved ceiling. Double radiator.



Shower Room 6' 6" (1.98m) x 5' 8" (1.73m)

Window. Fitted with a suite comprising low level WC, pedestal hand wash basin, bidet, shower cubicle with wall mounted shower mixer and hand held shower. Ceramic tiled floor. White towel radiator. Electric shaver point. Part ceramic tiled walls.

Outside Front

Gravelled hard standing for numerous vehicles. Dwarf brick wall to one boundary. Mature borders with shrubs and trees.

Double Garage 20' 2" (6.15m) x 16' 2" (4.93m)

Electric up and over door. Two windows. Personal door to rear. Light. Power.

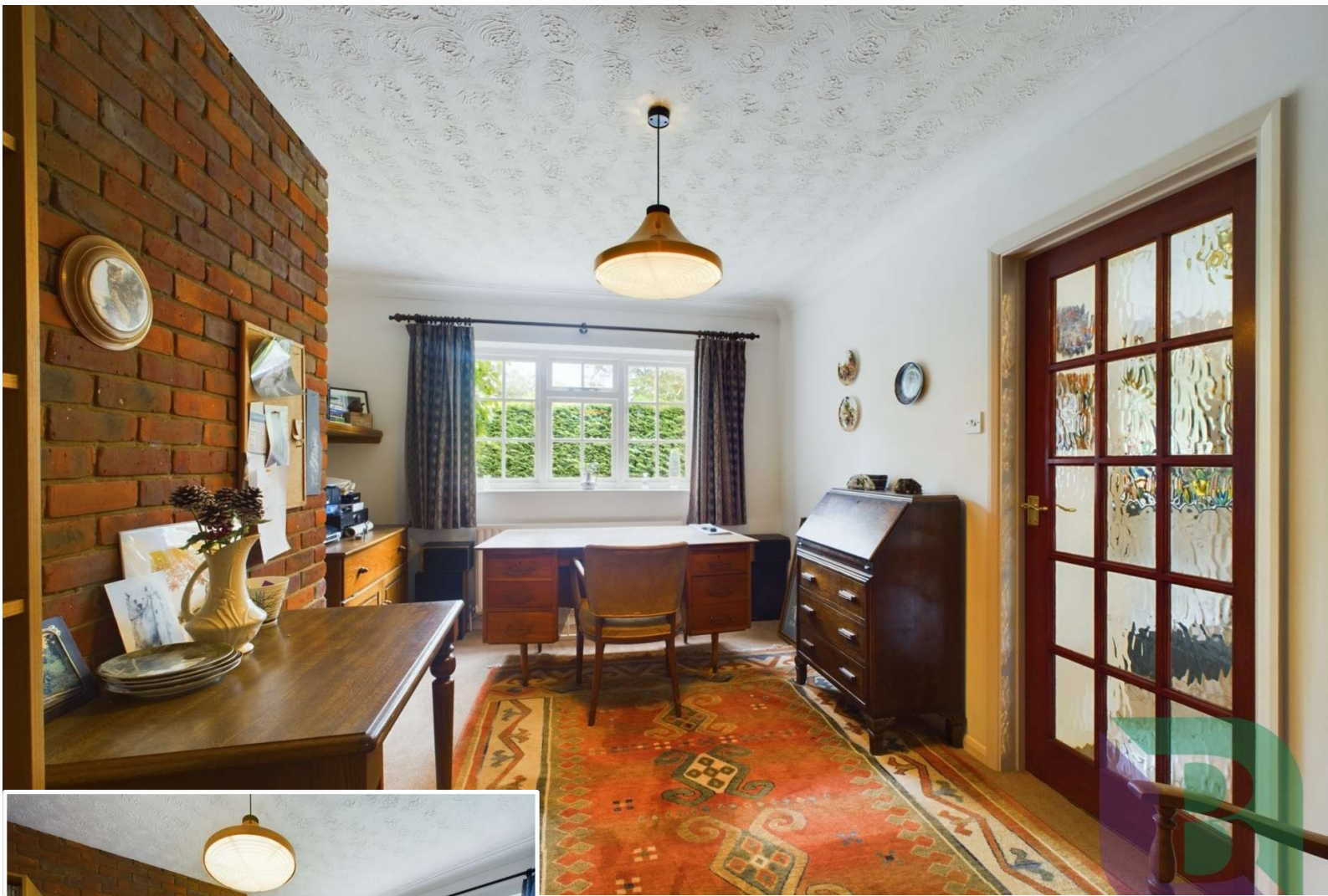
Rear Garden

Superb mature rear garden. Enclosed by mature hedging with brick wall to one boundary. Gardens laid mainly to lawn with comprehensively stocked flower, shrub beds and borders. A variety of mature specimen trees and shrubs. Large pond. Outside tap. Paved terrace area. Outside light. Gated access to Silverbirches Lane.

Council Tax Band - G













**Ground Floor**

Approx. 170.8 sq. metres (1638.7 sq. feet)



Total area: approx. 170.8 sq. metres (1638.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

