



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Evergreen Drive, Little Addington NN14

"Rural England"

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"Rural England"

Can be admired in all its glory with the wonderful views of countryside which adjoin this exceptional detached bungalow discreetly positioned within the sought-after village of Little Addington. The substantial interior has been greatly enhanced with a high specification design and finish to include a palatial entrance hall leading to a fabulous free flowing kitchen/dining/family room and living room. The designer units are complimented by quality integrated appliances and Corian worksurfaces, opening to a formal dining area and a family room, flooded with light from a roof lantern, the perfect vantage point from which to admire the garden and view. The living room is complimented by the warmth of a gas, wood effect burner. There are two significant double bedrooms, the principal bedroom with en suite, the guest bedroom with exclusive use of the shower room. There is scope to amend the layout to create a third bedroom if desired, the enormous loft offers useful storage accessed via drop down ladder, roof windows allow natural light in- an ideal space for a hobby room such as model railway, also with potential to extend the accommodation to an upper floor subject to planning approval/building regulations. UPVC double glazing and LPG central heating conclude the interior. Outside a deep private driveway offers plenty of parking leading to a double garage, the rear garden features a natural stone patio, manicured lawn and colourful planted borders. Little Addington has a picturesque Church, lovely walks as well as easy access to a wealth of nearby amenities.

Kitchen/Dining/Family/Living Room - 13m x 6.91m (42'8" x 22'8")

Utility Room - 2.29m x 1.73m (7'6" x 5'8")

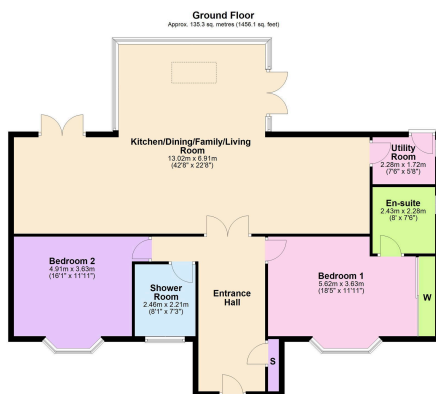
Bedroom 1 - 5.61m x 3.61m (18'5" x 11'10")

Ensuite - 2.44m x 2.29m (8'0" x 7'6")

Bedroom 2 - 4.9m x 3.63m (16'1" x 11'11")

Shower Room - 2.46m x 2.21m (8'1" x 7'3")





Total area: approx. 135.3 sq. metres (1456.1 sq. feet)

- LPG underfloor heating
- UPVC double glazing
- Sought after village
- Two double Bedrooms
- EPC RATING: B
- Living room, Garden Room and Dining Area have the benefit of air conditioning
- High specification
- Generous plot
- Substantially extended
- COUNCIL TAX: D



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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