





Guide Price
£780,000

Standing on a large westerly facing plot this deceptively spacious four/five bedroom detached chalet bungalow has been very well maintained throughout and enjoys views over the adjacent farmland towards Pitstone Windmill and Ivinghoe Beacon. The property is ideally located offering easy access to all local amenities and the nearby mainline train station to London Euston and benefits include a large open plan kitchen/dining room, separate lounge and conservatory, ground floor bathroom and first floor shower room, garage and driveway parking for several cars and the added benefit of no onward chain.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Radiator, doors to lounge, bedrooms one, three and five/study, door to cloakroom/utility room

CLOAKROOM/UTILITY ROOM

Frosted double glazed window to side aspect. Low level w.c., wash hand basin, plumbing for washing machine space for tumble dryer, heated towel rail.

LOUNGE

A double aspect room with double glazed bay window to front aspect and double glazed window to side aspect. Feature fireplace, two radiators.

KITCHEN/DINING ROOM

A wonderful open plan room which has been refitted with a range of wall mounted and floor standing units with work surfaces over, one and a half bowl sink with mixer tap, built in double oven and hob with extractor fan over, integrated fridge and freezer, integrated dishwasher, radiator, stairs to first floor. Double glazed French door to side and double glazed double doors to conservatory.

CONSERVATORY

Double glazed conservatory on a brick base with double glazed double doors to garden. Radiator, recessed spotlighting.

BEDROOM ONE

Double glazed bay window to front. Range of built in wardrobes, radiator.

BEDROOM THREE

Double glazed window to side aspect. Radiator.

BEDROOM FIVE/STUDY

Double glazed window to side aspect. Radiator.

BATHROOM

Walk in shower, freestanding bath with mixer tap and shower attachment, wash hand basin, low level w.c., heated towel rail. Frosted double glazed window to side aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect. Doors to bedrooms and shower room.

BEDROOM TWO

Two double glazed windows to side aspect. Door to eaves storage, built in wardrobe.

BEDROOM FOUR

Two double glazed windows to side aspect, double glazed window to rear aspect. Radiator.

SHOWER ROOM

Double glazed frosted window to side aspect. Low level w.c., pedestal wash hand basin, tiled shower cubicle, heated towel rail.

OUTSIDE

GARAGE

Electric roller door, power and light, personal door to garden.

FRONT GARDEN

Laid to shingle providing parking for several cars leading to the garage, outside lighting.

REAR GARDEN

A lovely sized plot which is mainly laid to lawn with large decked patio areas all enclosed by fencing and hedging, outside lighting and cold water tap, gated side access and personal door



Vicarage Road



Approximate Total Area
 2054 sq ft / 190.8 sq m
 Garage = 171 sq ft / 15.9 sq m
 Total = 2225 sq ft / 206.7 sq m

This plan is for layout guidance only.
 Not drawn to scale unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan,
 please check all dimensions,
 shapes and compass bearings before
 making any decisions reliant upon them. (ID1286222)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents