





**Offers in Excess of
£360,000**

This well presented three bedroom semi-detached family home is situated in the popular area of Furzton. Offering entrance hall, downstairs cloakroom, lounge, kitchen/diner and bathroom. Further benefits include a garage and off road parking to the front for several cars.

Property Description

ENTRANCE

UPVC door to entrance hall.

ENTRANCE HALL

Stairs to first floor, radiator, doors to cloakroom and lounge.

CLOAKROOM

Frosted wooden double glazed window to front aspect. Low level w.c., wash hand basin, radiator.

LOUNGE

Wooden double glazed window to front aspect. Radiator, door to understairs storage cupboard, door to kitchen/diner.

KITCHEN/DINER

Wooden double glazed window to rear aspect, aluminium sliding patio door to garden. Range of wall mounted and floor standing units with roll edge work surface over, breakfast bar, part tiled walls, integrated oven and four ring gas hob with extractor fan over, integrated fridge/freezer and dishwasher, one and a half stainless steel sink with mixer tap, space for washing machine, wall mounted boiler.

LANDING

Wooden double glazed window to side aspect. Access to loft space, storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

Wooden double glazed window to rear aspect. Built in wardrobe, radiator.

BEDROOM TWO

Wooden double glazed window to front aspect. Radiator.

BEDROOM THREE

Wooden double glazed window to front aspect. Built in cupboard, radiator.

BATHROOM

Frosted double glazed wooden window to side aspect. Radiator, low level w.c., vanity wash hand basin, bath with shower over, part tiled walls.

OUTSIDE

GARAGE

Electric roller door, wooden double glazed door to garden, power and light, eaves storage.

FRONT GARDEN

Mainly laid to lawn with flower borders, block paving providing off road parking for three cars.

REAR GARDEN

Mainly laid to lawn with patio area, flower borders, enclosed by fencing panels, side gated access.

**Approximate Gross Internal Area 769 sq ft - 72 sq m
(Excluding Garage)**

Ground Floor Area 394 sq ft – 37 sq m

First Floor Area 375 sq ft – 35 sq m

Garage Area 154 sq ft – 14 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	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