





£600,000

Situated in a sought after village location this four bedroom detached family home has been well maintained throughout and benefits include a good sized sitting room, kitchen/breakfast room, dining room, utility room, downstairs cloakroom, main bedroom with en suite bathroom, enclosed rear garden, garage and off road parking for several vehicles and the added benefit of no onward chain.

Property Description

ENTRANCE

Double glazed door with double glazed side panel to:

ENTRANCE HALL

Built in cupboard, half glazed door to:

LOUNGE

Double glazed window to front. Brick built fireplace with tiled hearth and wooden mantle, two electric radiators, stairs to first floor, door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Fitted with a range of both floor and wall mounted units with work surface over, single drainer stainless steel sink unit with mixer tap, built in oven and hob with extractor fan over, plumbing for dish washer, part tiled walls, electric radiator. Double glazed window to rear and door to dining room.

DINING ROOM

Two double glazed sliding patio doors to rear and side. Electric radiator, door to utility room.

UTILITY ROOM

Double butler sink, plumbing for automatic washing machine, floor and wall mounted units, part tiled walls, radiator. Double glazed window to rear and double glazed door to side, door to cloakroom and door to garden.

CLOAKROOM

Double glazed window. Low level w.c. wash hand basin.

LANDING

Access to boarded loft space via external ladder, wall lighting.

BEDROOM ONE

Double glazed windows to side and rear. Range of built in wardrobes.

EN-SUITE

Comprising panelled bath, tiled shower cubicle, wash hand basin, bidet, low level w.c. tiled walls, radiator and heated towel rail. Double glazed window.

BEDROOM TWO

Double glazed window to front. Built in wardrobes, electric radiator.

BEDROOM THREE

Double glazed window to front. Built in wardrobe.

BEDROOM FOUR

Double glazed window to rear. Built in wardrobe.

BATHROOM

Comprising panelled bath with shower unit over, pedestal wash hand basin, bidet, low level w.c. tiled walls, airing cupboard housing lagged copper cylinder. Double glazed window.

OUTSIDE

GARAGE

Power and light, door to utility room.

FRONT GARDEN


Mainly laid to lawn with flower and shrub beds and driveway leading to the garage.

REAR GARDEN

Mainly laid to lawn with paved patio area all enclosed by panel fencing and mature hedging, ornamental fish pond storage shed, outside lighting and two cold water tap, gated side access.



BALDWAY CLOSE, HP22 4PB
 APPROX. GROSS INTERNAL FLOOR AREA 1808 SQ FT / 168 SQ M. INC. GARAGE
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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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.

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