





Property Description

Connells Leagrave bring to the market a heavily extended four bedroom semi detached property. Verulam Gardens briefly comprises an entrance hall, diner, lounge, kitchen area, utility room and cloakroom. The upper floor contains four bedrooms, master bedroom having an en suite and family bathroom. Externally the property has a very spacious corner plot garden, mixing of decking, patio and laid to lawn areas. The property also benefits from a garage.

The abundance of shops, schools, NHS facilities within walking distance make this ideal for those used to having everything within reach (we're looking at you, Londoners) the regular bus links will take you to the Town Centre, Train Station, Airport and Hospital with great frequency and the daily fast train service to King's Cross will also serve you well.



Entrance Hall

Double glazed window and door to front aspect. Radiator.

Cloakroom

Double glazed window to rear aspect. Suite comprising low level wc and wash hand basin. Combi boiler. Radiator.

Lounge

18' 5" x 12' 5" (5.61m x 3.78m)
Double glazed window to front and side aspects. Television point. Radiator.

Dining Room

23' 8" x 10' 9" (7.21m x 3.28m)
Double glazed window to front and rear aspects. Television point. Radiator.

Kitchen

8' 10" x 8' 6" (2.69m x 2.59m)
Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Plumbing for a dishwasher. Electric hob with electric oven and cooker hood over. Radiator.

Utility Room

8' 2" x 4' 9" (2.49m x 1.45m)
Double glazed door and window to rear aspect. Wall and base units. Radiator. Plumbing for a washing machine and dryer.

First Floor Landing

Loft access with loft ladder. Airing cupboard.

Bedroom One

17' 5" x 12' (5.31m x 3.66m)
Double glazed window to front aspect. Fitted wardrobes. Loft access. Radiator.

En Suite

Double glazed window to rear aspect. Suite comprising bath with mixer taps, shower cubicle, wash hand basin and low level wc. Fully tiled. Radiator.

Bedroom Two

12' 6" x 8' 7" (3.81m x 2.62m)
Double glazed window to front aspect. Radiator.

Bedroom Three

10' x 8' 7" (3.05m x 2.62m)
Double glazed window to front aspect. Radiator.

Bedroom Four

9' 2" x 7' 9" (2.79m x 2.36m)
Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps, shower cubicle, wash hand basin and low level wc. Fully tiled. Radiator.

Front Garden

Laid to lawn with a paved walkway to entrance.

Rear Garden

Decking area. Pergola. Shed.

Garage

Up and over door. Power and light supply.





To view this property please contact Connells on

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185 Marsh Road Leagrave
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LGR311820



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