





**Offers in Excess of  
£725,000**

Standing on an extremely large south westerly facing plot this tastefully extended three bedroom semi detached family home has been refurbished throughout and now provides two reception rooms, re fitted kitchen, family bathroom and en suite shower room. The property also provides parking for numerous vehicles which leads to a large garage and workshop and to the end of the garden is a further range of timber outbuildings.

# Property Description

## **ENTRANCE**

Door to entrance porch.

## **ENTRANCE PORCH**

Glazed door to entrance hall.

## **ENTRANCE HALL**

Stairs to first floor, opening to lounge, understairs storage cupboard.

## **LOUNGE**

Double glazed double doors to rear aspects. Feature fireplace with wood burning stove, radiator.

## **DINING ROOM**

Double glazed window to front aspect. Opening to kitchen.

## **KITCHEN**

Double glazed window to rear and double glazed door to side aspect. Re fitted with a range of wall mounted and floor standing units with work surfaces over, butler sink with mixer tap, built in oven and hob with extractor fan over, integrated dishwasher, washing machine fridge and freezer, radiator.

## **LANDING**

Double glazed window to front aspect. Radiator, access to part boarded loft space with lighting via extending ladder, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator. built in wardrobes, sliding door to en-suite.

## **EN-SUITE**

Tiled shower cubicle, low level w.c., wash hand basin, heated towel rail.

## **BEDROOM TWO**

Double glazed windows to front and rear aspects. Radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Frosted double glazed window to rear aspect. Panelled bath with shower over, low level w.c., wash hand basin, heated towel rail.

## **OUTSIDE**

### **FRONT GARDEN**

Shingled garden with driveway parking leading to the electric roller door which in turn leads to the covered parking area and garden beyond.

### **REAR GARDEN**

An extremely large south westerly facing garden which is mainly laid to lawn with driveway providing parking for several vehicles leading to the garage & workshop. Outside lighting and garden WC , at the end of the garden there are a further range of timber storage sheds providing useful storage.

### **GARAGE/WORKSHOP**

A tremendous size workshop with roller door to front and personal door to side, power and lighting.



CHESHAM ROAD, WIGGINTON HP23 6HH (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 2351 sq.ft. (218.4 sq.m.) approx.

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