





**£625,000**

Located within the ever sought after location of Shenley Church End this four bedroom detached family home is offered to the market with many benefits including open plan kitchen/dining, two reception rooms, en-suite to main bedroom, Jack & Jill shower room to bedrooms 2 & 3, family bathroom and additional downstairs cloakroom, gardens, garage and driveway parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs rising to first floor, doors to lounge, kitchen/diner and cloakroom, radiator.

## CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin, radiator.

## LOUNGE

Double glazed bay window to front aspect. Gas feature fireplace, radiator.

## CONSERVATORY

Double glazed double doors to side, double glazed windows to side and rear aspects.

## KITCHEN/DINER

Two double glazed windows to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, gas hob, one and a half bowl sink unit with drainer, space for dishwasher, built-in oven, space for fridge.

## UTILITY

A range of wall-mounted and floor standing units with work surface over, wall-mounted gas fired boiler, plumbing for washing machine, space for tumble dryer, space for freezer.

## LANDING

Double glazed window to front aspect. Airing cupboard housing lagged copper water cylinder, doors to bedrooms and bathroom, radiator, access to part boarded loft space via extending ladder with power and light.

## BEDROOM ONE

Two double glazed windows to front aspect. Radiator, built-in wardrobe.

## EN-SUITE

Double glazed frosted window to side aspect. Tiled walls, radiator, wash hand basin in vanity unit, low level WC, shower unit, extractor fan.

## BEDROOM TWO

Two double glazed windows to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

## JACK-AND-JILL EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, tiled walls, extractor fan, pedestal wash hand basin, shower unit, heated towel rail.

## BATHROOM

Double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin, radiator, panelled bath, extractor fan, part tiled walls.

## OUTSIDE

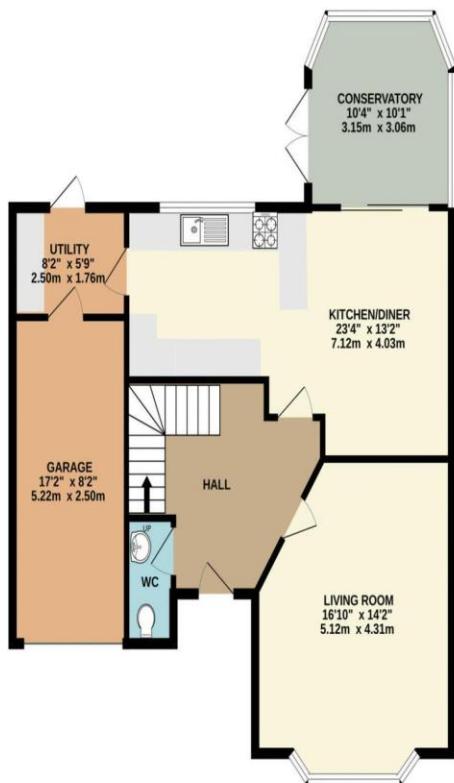
## GARAGE/PARKING

Garage with electric roller door, power and lighting. Driveway parking for two cars.

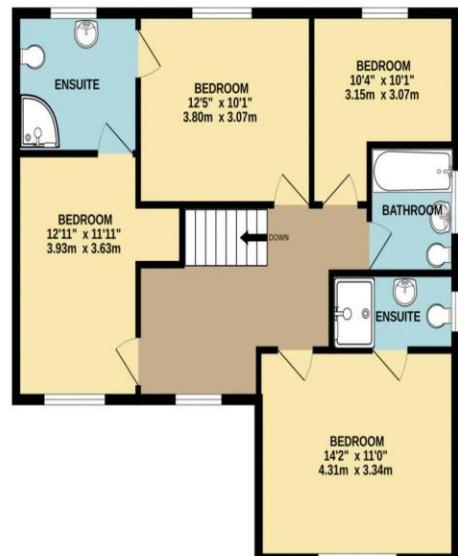
## REAR GARDEN

Mainly laid to lawn surrounded by panel fencing, hardstanding area, flower and shrub beds, cold water tap, outside light.

GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 1657 sq.ft. (154.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of these floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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.

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### Energy Efficiency Rating

