





**Offers in Excess of
£325,000**

Located in the sought-after non-estate location of Shenley Road is this two-bedroom extended semi-detached bungalow. The property boasts a kitchen, lounge/diner, shower room and conservatory leading to a generous sized garden with mature fruit trees. Further benefits include a garage with barn style doors and off road parking.

Property Description

ENTRANCE

Double glazed door to entrance hall.

ENTRANCE HALL

Radiator, access to loft space, doors to bedrooms, bathroom and lounge/diner.

LOUNGE/DINER

Double glazed window to side aspect. Two radiators, double glazed double doors to conservatory, sliding door to kitchen, door to entrance hall.

CONSERVATORY

Double glazed double doors and two double glazed windows to rear aspect.

KITCHEN

Double glazed window to rear aspect. A range of wall mounted and floor standing units with square edge work surface over, space for cooker, extractor hood, space for washing machine, dishwasher and fridge/freezer, stainless steel sink with mixer tap, wall mounted boiler, part tiled walls.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Built in cupboard, radiator.

SHOWER ROOM

Frosted double glazed window to side aspect. Wash hand basin with mixer tap, low level w.c., part tiled walls, shower cubicle, heated towel rail.

OUTSIDE

GARAGE

Single garage with double barn style doors, door to garden, power and lights, window to side.

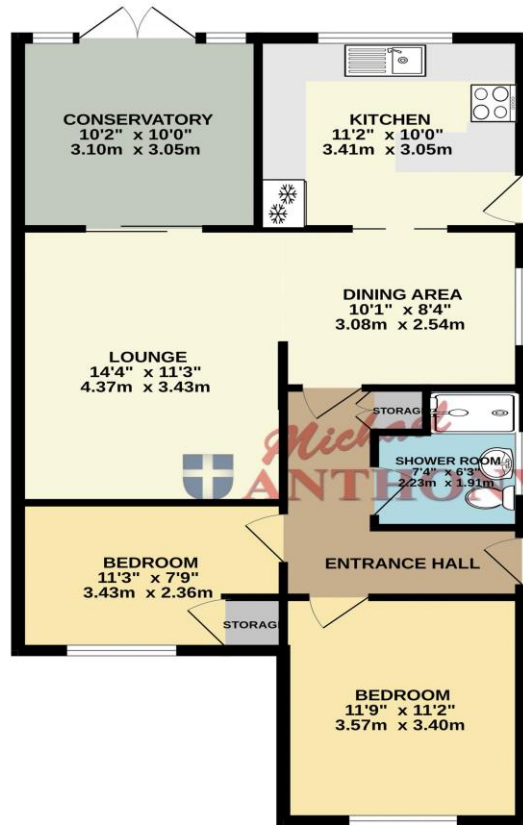
FRONT GARDEN

Driveway to garage, gate to garden, laid to gravel and artificial grass, plant/shrub border, outside tap.

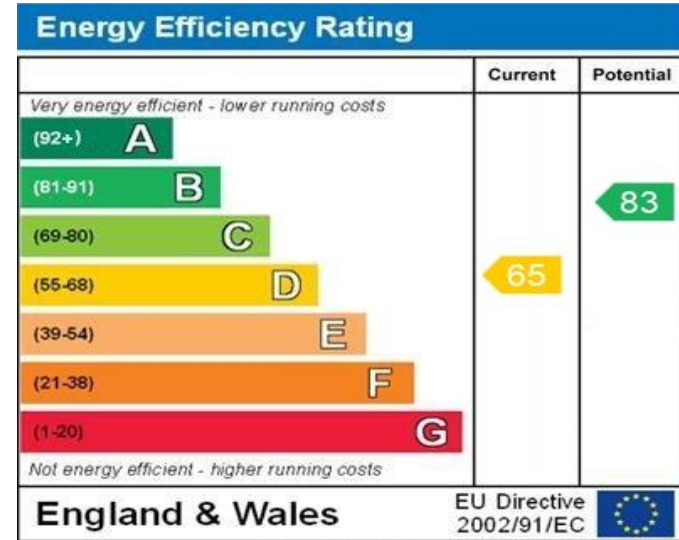
REAR GARDEN

Laid to artificial grass, patio area and gravel areas, door to garage, shed, water butt, enclosed by timber fencing panels, mature trees, fruit trees, plant/shrub border.

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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