Michael ANTHONY

Colesbourne Drive, Downhead Park

£850,000 Freehold



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£850,000

Located within the ever sought after location of Downhead Park this deceptively spacious and impressive five bedroom detached family home backs on to the Grand Union Canal providing wonderful views with further benefits including four reception rooms, kitchen breakfast room, balcony, en-suite to main bedroom, generous sized gardens, double garage, driveway parking for multiple vehicles and the added benefit of no upper chain.

Property Description

ENTRANCE
Door to storage cupboard, door to entrance hall.

ENTRANCE HALL
Storage cupboard, radiator, stairs to first floor landing, sliding door to storage cupboard, doors to cloakroom, dining room and study.

CLOAKROOM
Frosted double glazed window to side aspect. Low level w.c., vanity wash hand basin, splash back tiling.

STUDY
Double glazed window to front aspect. Radiator.

DINING ROOM
Electric skylight. Radiator, door to kitchen, door to conservatory, stairs rising to lounge area,

KITCHEN
Two double glazed windows to front aspect. Range of wall mounted and floor standing units with square edge work surface over, built in oven and hob with extractor fan over, one and a half single drainer sink with mixer tap, splash back tiling, built in dishwasher and fridge/freezer, plumbing for washing machine, radiator, LED lights, door to double garage.

CONSERVATORY
UPVC double glazed windows to side and rear aspects, double glazed bi-fold doors to rear. Radiator.

LANDING
Airing cupboard housing hot water tank, access to loft space.

LOUNGE
Double glazed windows to side and rear aspects, double glazed sliding door to balcony. Feature fireplace, radiator.

BEDROOM ONE
Double glazed window to rear aspect, double glazed sliding door to balcony. Radiator, door to en-suite.

EN-SUITE
Frosted double glazed window to side aspect. Fully tiled shower cubicle with rainfall shower, low level w.c., vanity wash hand basin, heated towel rail, extractor fan.

DOWNSTAIRS HALLWAY
Radiator, Doors to bathroom and bedrooms, two, three and four.

BEDROOM TWO
Double glazed sliding door to rear, double glazed window to rear, window to side. Radiator.

BEDROOM THREE
Double glazed window to rear aspect. Radiator.

BEDROOM FOUR
Double glazed window to rear aspect. Radiator.

BATHROOM
Frosted double glazed window to side aspect. Heated towel rail, vanity wash hand basin, low level w.c. fully tiled shower cubicle, panelled bath with mixer tap and shower attachment, splash back tiling, part tiled walls, extractor fan.

OUTSIDE

DOUBLE GARAGE & PARKING
Electric garage doors, power and light, driveway providing off road parking.

FRONT GARDEN
Laid to lawn with flower and shrub beds, outside light, side gated access.

REAR GARDEN
Laid to lawn with patio area, flower and shrub beds, outside light, outside tap, side gated access, enclosed by fencing panels.

Approximate Gross Internal Area 2381 sq ft - 221 sq m
(Including Garage)
Ground Floor Area 1813 sq ft – 168 sq m
First Floor Area 568 sq ft – 53 sq m



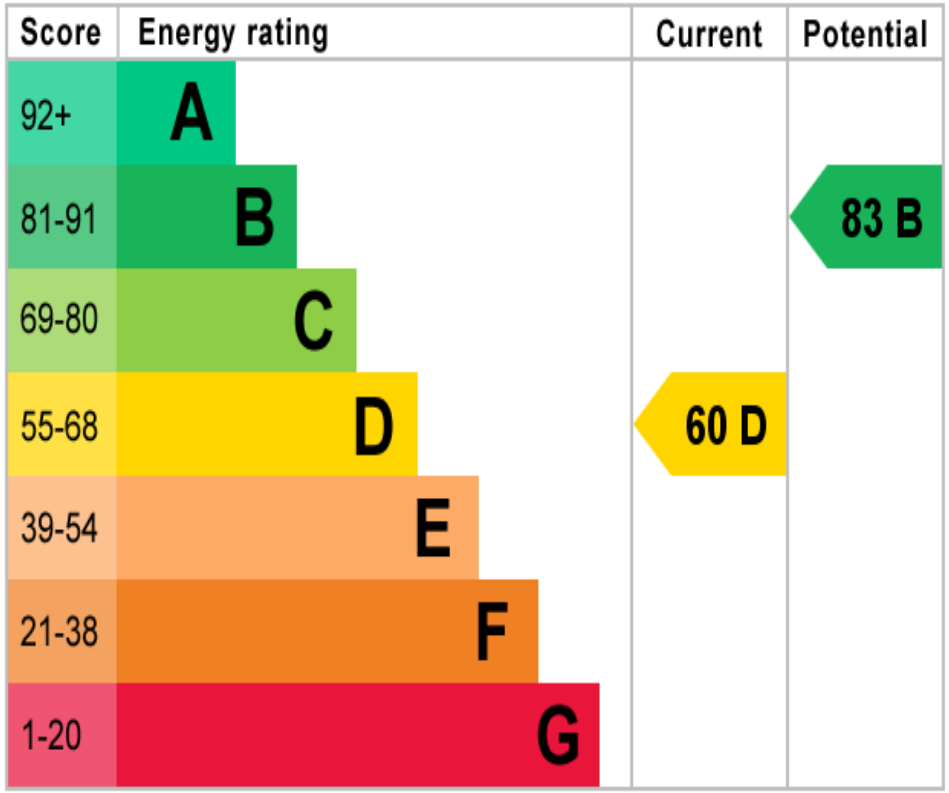
Ground Floor

First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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