





**Offers in Excess of  
£550,000**

Set in a hugely popular development close to the Grand Union Canal, Apsley Lock and within walking distance to Apsley train station, this superbly presented four bedroom town house comprises kitchen/dining room, lounge, conservatory, downstairs WC, ensuite, family bathroom and an additional Jack & Jill bathroom. The property has landscaped front & rear gardens, solar panels, allocated parking and a garage nearby. NO ONWARD CHAIN

# Property Description

## ENTRANCE

Front door to:

## ENTRANCE HALL

Radiator, stairs rising to first floor, doors to WC, kitchen/breakfast room and lounge.

## CLOAKROOM

Low level WC with concealed cistern, wall-mounted wash hand basin, radiator, part tiled walls, extractor fan.

## LOUNGE

Double glazed window to side aspect, double glazed windows and doors to conservatory, two double glazed Velux windows. Two radiators.

## CONSERVATORY

Double glazed windows and doors on a low level brick base.

## KITCHEN

Double glazed windows to front and side aspects. Fitted with a range of wall-mounted and floor standing units with granite work surface over, integrated electric double ovens, integrated gas hob with extractor fan over, space for fridge freezer and washing machine, integrated dishwasher, one and a half bowl stainless steel sink with drainer and mixer tap, wall-mounted gas boiler, radiator, pocket doors to lounge.

## LANDING (First Floor)

Airing cupboard housing hot water cylinder, radiator, stairs rising to second floor, doors to:

## BEDROOM ONE

Double glazed windows to front and side aspects. Radiator, door to en-suite.

## EN-SUITE

Double glazed frosted window to front aspect. Low level WC with concealed cistern, wall-mounted wash hand basin, shower unit, towel radiator.

## BEDROOM FOUR

Double glazed windows to side and rear aspects. Radiator.

## BATHROOM

Double glazed frosted window to rear aspect. Low level WC with concealed cistern, wall-mounted wash hand basin, panelled bath with mixer tap and rinser, towel radiator, part tiled walls, extractor fan.

## LANDING (Second Floor)

Radiator, doors to bedrooms two, three and Jack & Jill bathroom.

## BEDROOM TWO

Two double glazed windows to front aspect, double glazed window to side aspect. Radiator, built-in wardrobes, door to:

## JACK & JILL BATHROOM

Low level WC with concealed cistern, wall-mounted wash hand basin, panelled bath with mixer tap and rinser, extractor fan, towel radiator.

## BEDROOM THREE

Two double glazed windows to rear aspect, double glazed window to side aspect. Radiator, a range of built-in wardrobes.

## OUTSIDE

## FRONT GARDEN

Mainly laid to lawn with flower and shrub beds, pathway to front door.

## REAR GARDEN

Mainly laid to lawn with patio area, mature flower and shrub beds.

## COUNCIL TAX BAND: E

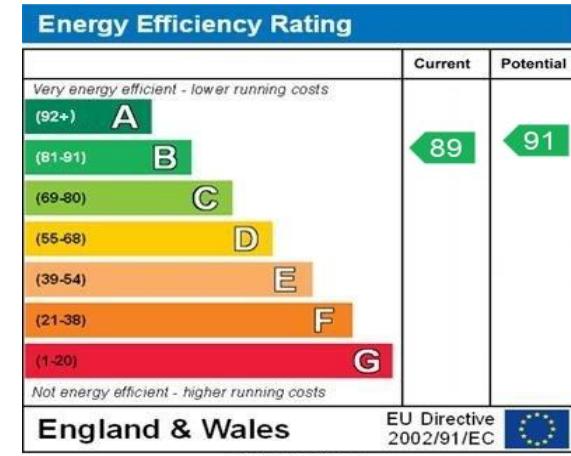
## EPC RATING: B

## Butterfly Crescent



**Approximate Total Area**  
 1525 sq ft / 141.7 sq m  
 Garage = 156 sq ft / 14.5 sq m  
 Total = 1681 sq ft / 156.2 sq m

This plan is for layout guidance only.  
 Not drawn to scale unless stated.  
 Windows and door openings are approximate.  
 Whilst every care is taken in the preparation of this plan,  
 please check all dimensions,  
 shapes and compass bearings before  
 making any decisions reliant upon them. (ID1206709)



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.