





**£350,000**

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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