





**Offers in Excess of  
£600,000**

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**

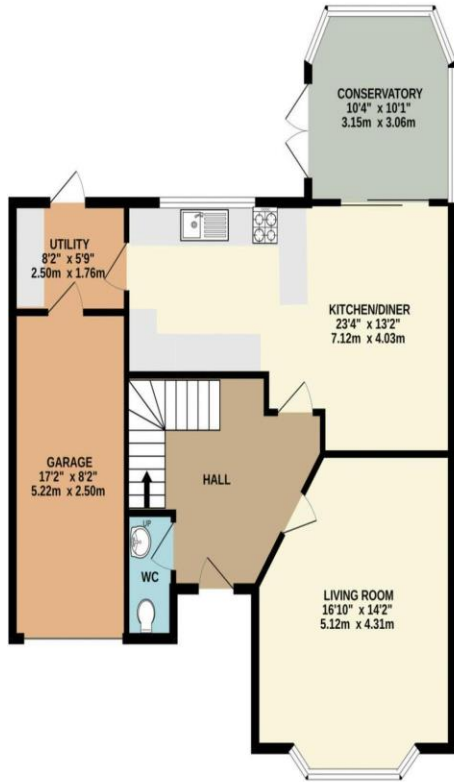
## **GARAGE/PARKING**

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

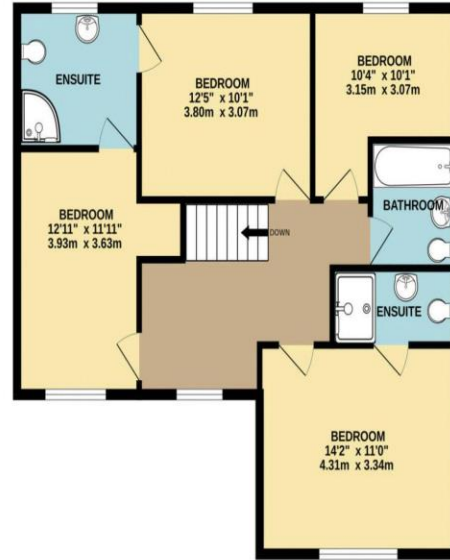
## **REAR GARDEN**

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.

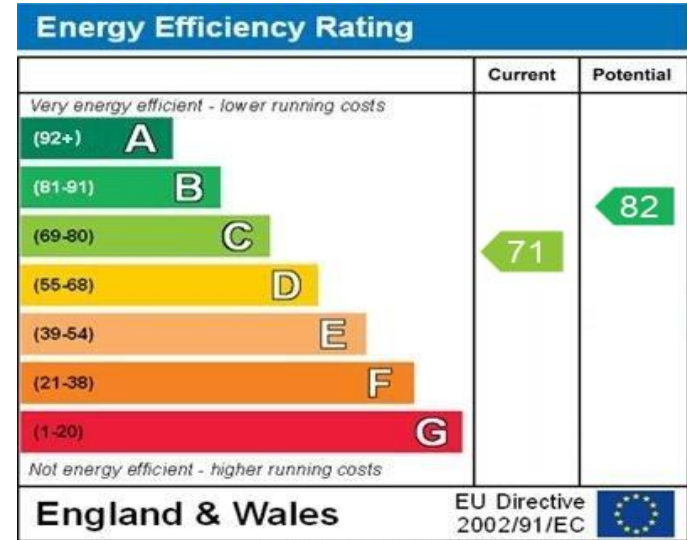


TOTAL FLOOR AREA: 1657 sq.ft. (154.0 sq.m.) approx.

Whilst every 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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