





**£840,000**

Ideally positioned within the highly desirable location of Shenley Lodge this five bedroom detached family home is offered to the market with no upper chain with many benefits including three reception rooms, kitchen/diner, utility room, en-suites to two bedrooms, family bathroom and additional downstairs cloakroom, front and rear gardens, double garage and driveway parking for several vehicles.

# Property Description

## **ENTRANCE PORCH**

Door to entrance hall, radiator.

## **ENTRANCE HALL**

Radiator, stairs rising to first floor landing, understairs storage cupboard, doors to cloakroom, family room, kitchen dining room and lounge.

## **CLOAKROOM**

Frosted double glazed window to side aspect. Wall mounted wash hand basin, low level w.c. with push button flush, part tiled walls, radiator.

## **LOUNGE**

Double glazed bi-folding door to rear aspect, double glazed window to rear. Radiator, television point, feature fireplace, air conditioning unit.

## **DINING ROOM**

Double glazed bay window to front aspect. Radiator, door to lounge.

## **FAMILY ROOM**

Double glazed window to front aspect. Radiator.

## **KITCHEN**

Double glazed bi-folding door to rear aspect double glazed window to rear. Range of wall mounted and floor standing units with roll edge work surface over, splash back tiling, single drainer one and a half bowl sink with mixer tap, built in oven and hob with extractor hood over, built in dishwasher, space for fridge/freezer, door to utility room.

## **UTILITY ROOM**

Double glazed door to side aspect. Plumbing for washing machine, space and power for tumble dryer, wall mounted boiler, extractor fan, radiator.

## **LANDING**

Access to loft space, airing cupboard housing hot water tank, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to rear aspect, double glazed window to side aspect. Built in wardrobe, radiator, door to en-suite.

## **EN-SUITE**

Frosted double glazed window to side aspect. Vanity wash hand basin, low level w.c. with push button flush, fully tiled walls, extractor fan, panelled bath with mixer tap and shower attachment, heated towel radiator.

## **BEDROOM TWO**

Double glazed window to front aspect. Built in wardrobe, radiator, door to en-suite.

## **EN-SUITE**

Frosted double glazed window to front aspect. Vanity wash hand basin, low level w.c. with push button flush, fully tiled shower cubicle, extractor fan, radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator, door to bathroom.

## **BEDROOM FOUR**

Double glazed window to front aspect. radiator.

## **BEDROOM FIVE**

Double glazed window to rear aspect. Door to storage cupboard, Radiator.

## **BATHROOM**

Frosted double glazed window to side aspect. Radiator, vanity wash hand basin, low level w.c. with push button flush, fully tiled walls, panelled bath with mixer tap and shower attachment, extractor fan.

## **OUTSIDE**

### **DOUBLE GARAGE & PARKING**

Driveway parking, double garage, power and light, electric door.

### **FRONT GARDEN**

Pathway to front door, side gated access, flower and shrub beds, outside light.

### **REAR GARDEN**

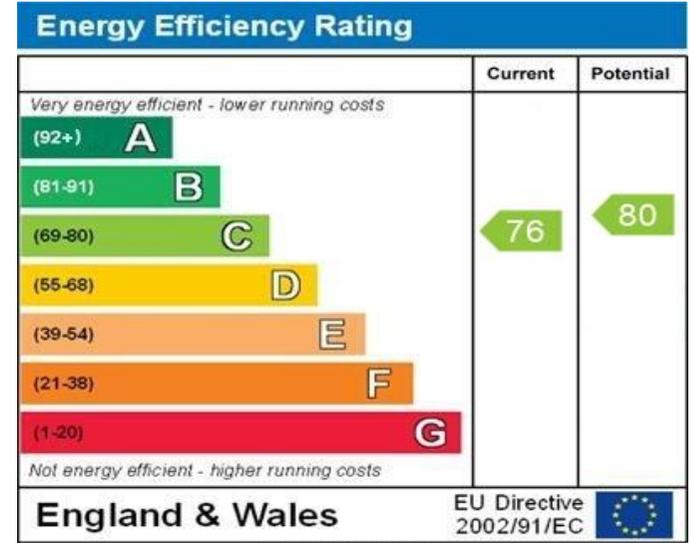
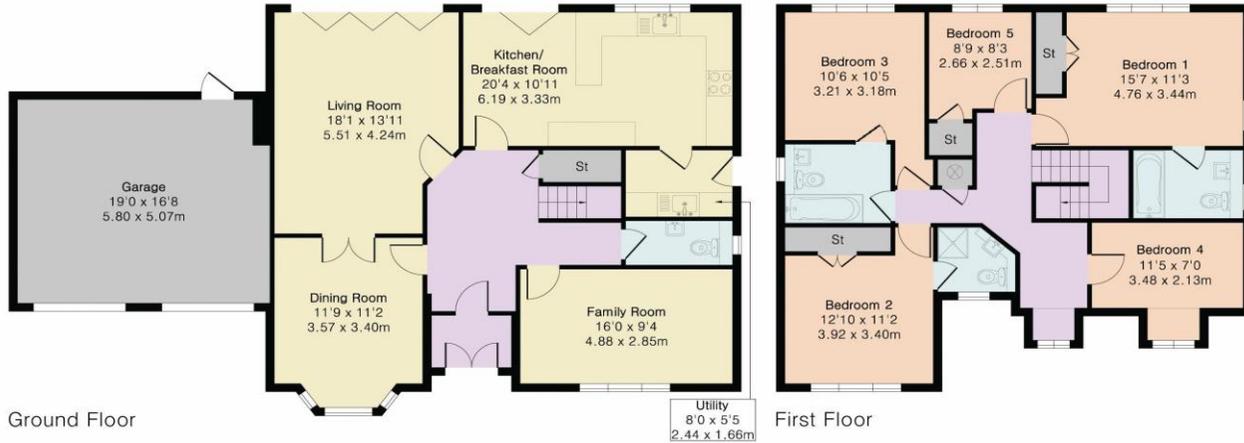
A south-facing, mature garden that is mainly laid to lawn and enclosed by timber fencing panels, outside tap, side gated access, door to garage.

**Approximate Gross Internal Area 1962 sq ft - 182 sq m  
(Excluding Garage)**

Ground Floor Area 1049 sq ft – 97 sq m

First Floor Area 913 sq ft – 85 sq m

Garage Area 317 sq ft – 29 sq m



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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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