





£568,400

Located within the ever sought after location of Shenley Brook End this extended four/five bedroom detached family home is offered to the market with many benefits including open plan kitchen/dining/family room, two reception rooms, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, gardens, garage and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, stairs to first floor landing, understairs storage cupboard, doors to lounge, kitchen/diner, study/reception room and downstairs cloakroom.

CLOAKROOM

Frosted double glazed window to front aspect. Low level w.c., wall mounted wash hand basin, radiator.

LOUNGE

Radiator, coving to ceiling, follow through to dining room.

DINING/FAMILY ROOM

Double glazed bi-folding doors with integral blinds, three solar panel remote controlled skylight windows, underfloor heating.

STUDY/RECEPTION ROOM

Double glazed window to front aspect. Radiator.

KITCHEN/UTILITY ROOM

Double glazed window to side aspect. Range of wall mounted and floor standing units with square edge work surface over, oven and hob with extractor fan over, one and a half bowl single drainer sink with mixer tap, space for fridge/freezer, plumbing for dishwasher, plumbing for washing machine, radiator, underfloor heating.

LANDING

Airing cupboard, radiator, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Built in wardrobe, radiator.

EN-SUITE

Frosted double glazed window to rear aspect. Fully tiled shower cubicle, low level w.c., pedestal wash hand basin.

BEDROOM TWO

Double glazed window to front aspect. Built in wardrobe, radiator.

BEDROOM THREE

Double glazed window to front aspect. Built in wardrobe, radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator, access to loft space.

BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, panelled bath with mixer tap and shower attachment, radiator, part tiled walls.

OUTSIDE

GARAGE & PARKING

Metal roller garage door, power and light, driveway providing off road parking for several vehicles.


**Approximate Gross Internal Area 1377 sq ft - 128 sq m
(Excluding Garage)**

Ground Floor Area 833 sq ft – 77 sq m

First Floor Area 544 sq ft – 51 sq m

Garage Area 138 sq ft – 13 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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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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