





Guide Price
£600,000

Situated between the Grand Union Canal and Reservoirs this charming three bedroom semi detached home has been meticulously refurbished from the original White Lion public house to now offer a wonderful home which combines all modern amenities with the charm and character from a by gone era. The property provides light and spacious accommodation throughout including to the lower ground a main bedroom with en suite, two good sized further bedrooms, bathroom and a utility room and to the ground floor a vaulted sitting room, a fully fitted kitchen/dining room and cloakroom. Further benefits include a lovely enclosed garden, driveway parking, ten year warranty and no onward chain.

Property Description

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Double glazed frosted window to rear. Cupboard housing fuse board, door to kitchen, door to lounge, door to cloakroom, stairs leading to first floor, under floor heating.

CLOAKROOM

Low level w.c with push button flush, small wash basin with mixer tap and storage cupboard under, under floor heating, extractor fan.

LOUNGE

Double glazed window to side and rear, storage cupboard housing water cylinder and pressure system, under floor heating.

KITCHEN / DINING ROOM

Double glazed window to side and two double glazed window to rear. German made hacker kitchen with a range of floor and wall mounted units with quartz roll top work surface over, wall mounted oven and grill, electric hob with extractor fan over, integrated fridge freezer, integrated dish washer, stainless steel sink with mixer tap, radiator.

UTILITY

Double glazed window to side, range of floor mounted units, sink with drainer and mixer tap, space for washing machine and tumble dryer, extractor fan.

BEDROOM ONE

Double glazed window to rear. Opening to dressing area, under floor heating, door to.

EN-SUITE

Double glazed frosted window to rear, low level w.c, sink with mixer tap, under floor heating, heated towel rail, tiled shower cubicle, tiled floor.

BEDROOM TWO

Double glazed window to rear, under floor heating.

BEDROOM THREE

Two double glazed windows to rear, under floor heating.

BATHROOM

Low level w.c, sink with mixer tap and vanity unit, under floor heating, heated towel rail, panelled bath with shower attachment over, part tiled walls, extractor fan.

PARKING

Driveway with parking for three cars, electric point, outside air source heat pump.

REAR GARDEN

Paved area, outside light, mainly laid to lawn, outside tap.



The White Lion, Marsworth



Approximate Total Area
1381 sq ft / 128.3 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. (ID1289707)

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