





£650,000

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, three reception rooms, en-suite to main and second bedroom, family bathroom and two downstairs cloakrooms, gardens and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stair to first floor, doors to lounge, kitchen/diner and cloakroom, door to second reception room/dining room.

CLOAKROOM

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

LOUNGE

Double glazed window to front aspect. Underfloor heating.

DINING ROOM

Double glazed window to front aspect. Stairs to first floor, doors to kitchen and cloakroom.

CLOAKROOM

Faux cupboards giving access to underfloor heating control box and manifold, gas fired boiler, low level w.c. understairs storage cupboard housing fully plumbed washing machine.

KITCHEN/DINER

Double glazed windows to side and rear aspects, double glazed double doors to rear. Range of base and eye level units with work surface over, space for large American style fridge/freezer, plumbing for washing machine, space for tumble dryer, integrated oven and hob with extractor fan over, large Island with under storage, sink and waste disposal.

KITCHEN TWO

Double glazed window to rear aspect, double glazed door to rear. integrated oven and hob with extractor fan over, single drainer sink with mixer tap, integrated fridge and dishwasher.

LANDING

Airing cupboard housing lagged water cylinder, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator, door to en-suite.

EN-SUITE

Frosted double glazed window to side aspect. Shower unit, low level w.c., tiled walls, wall mounted wash hand basin, extractor fan.

BEDROOM TWO

Double glazed window to front aspect. Storage cupboard, access to loft space.

EN-SUITE

Frosted double glazed window to rear aspect. Shower unit, low level w.c., part tiled walls, two vanity wash hand basins, heated towel rail.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Heated towel rail, low level w.c., wall mounted wash hand basin, tiled walls, extractor fan.

OUTSIDE

PARKING

Block paved driveway providing off road parking for three cars, dual gated access to rear, outside light.

REAR GARDEN

Mainly laid to lawn surrounded by panelled fencing, wooden decking area, outside light, cold water tap, timber storage shed.

NOTE

The vendor informs us that the ground floor has water underfloor heating throughout.

Approximate Gross Internal Area 1745 sq ft - 163 sq m

Ground Floor Area 996 sq ft – 93 sq m

First Floor Area 749 sq ft – 70 sq m



Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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