



## Chiltern Green, West Knighton

Offers Over £320,000

An extended four-bedroom semi-detached home in West Knighton overlooking a recreational play area. Offering flexible living space, off-road parking and no upward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888





### **Entrance Porch**

Double-glazed windows to the front and side elevations, entered via a double-glazed door providing access to another double-glazed door leading to the hallway.

### **Hallway**

With wood-effect flooring, radiator. Stairs providing access to the first floor landing.

### **Kitchen** 3.82m x 2.00m (12' 6" x 6' 7")

With double glazed window to the front elevation, ceramic tiled flooring, a range of gloss base and wall units, rolled edge laminated work surface, stainless steel sink drainer and mixer tap. Integrated appliances include an inset four ring gas hob, extractor, oven, There is also plumbing and space for a washing machine and a feature chrome ladder radiator.

### **Lounge** 4.99m x 3.36m (16' 4" x 11' 0")

Light and airy living room boasting plenty of natural light coming through the double-glazed window to front elevation, television point, coving to ceiling, wall mounted lights and an opening providing access to the dining room.



**Dining Room** 2.83m x 2.67m (9' 3" x 8' 9")

Having double-glazed French doors providing views and access to the rear garden, coving to ceiling, a radiator and a door providing access to bedroom four.

**Ground Floor Fourth Bedroom** 4.79m x 3.18m (15' 9" x 10' 5")

With two double glazed windows to the rear elevation, television point, radiator. Door with access to a downstairs wet room

**Ground Floor Wet Room** 2.06m x 1.94m (6' 9" x 6' 4")

With corner shower section, low-level WC, wash hand basin, fully tiled walls.

**First Floor Landing**

With double glazed window to the front elevation.

**Bedroom One** 3.14m x 3.39m (10' 4" x 11' 1")

Located to the rear of the property, built-in wardrobes, double glazed window to the rear elevation, radiator.

**Bedroom Two** 3.51m x 2.53m (11' 6" x 8' 4")

Located at the front of the property, laminated flooring, double glazed window, built-in wardrobes and a radiator.

**Bedroom Three** 2.52m x 2.15m (8' 3" x 7' 1")

With double glazed window to the front elevation and a radiator.

**Shower Room** 2.18m x 1.80m (7' 2" x 5' 11")

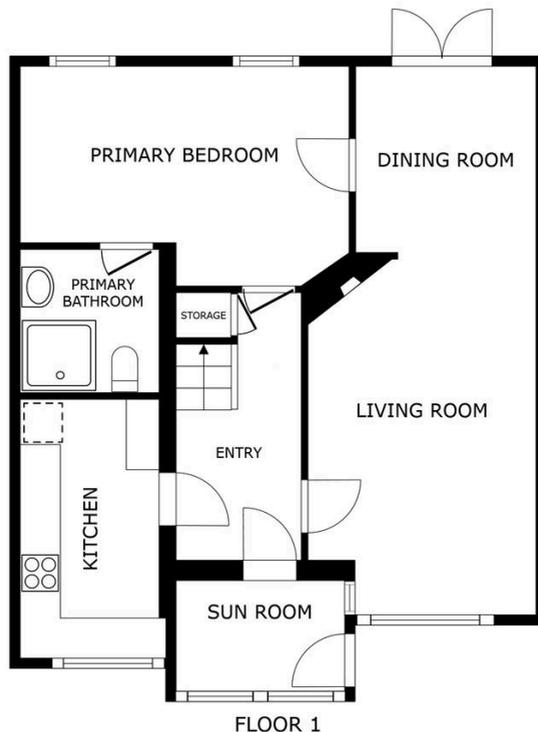
With obscured double glazed window to the rear elevation. Shower cubicle with shower head over, low-level WC, wash hand basin, tiled walls and a radiator.

**Garden**

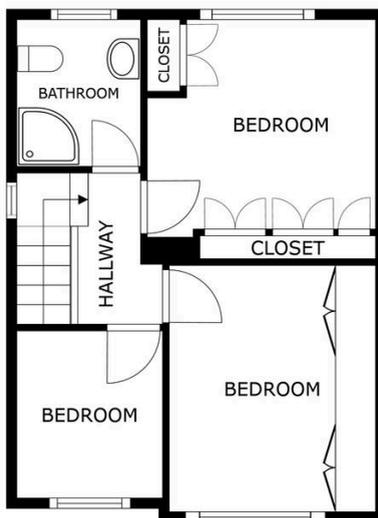
With paved area and lawn area and fence borders.

**Driveway**

Block paved driveway for multiple cars.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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