



7 Uttley Lane, Wilton Park - HP9 2DH

In Excess of £700,000

 **TIM RUSS**
& Company



7 Uttley Lane

Wilton Park, Beaconsfield

- A Modern & Attractive Semi Detached House
- Light & Airy Beautifully Presented Accommodation
- Superb Kitchen/Dining Room With Smeg Integrated Appliances
- Underfloor Heating On Ground Floor
- Additional Fitted Kitchen Units & Freezer
- Two Double Bedrooms & Stunning Bathroom
- Double Length Car Port With EV Charger
- Landscaped Rear Garden & Upgraded Porcelain Patio Tiles

A modern and attractive two bedroom semi detached house, situated on the popular Wilton Park Development offered in excellent decorative order with additional improvements made by the current owners, to include a security alarm system, Harvey water softener, Nest digital heating and door bell and newly fitted shutters to all windows.



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As you enter the property you are greeted by a spacious entrance hall with large cloakroom with WC and wash handbasin, access to all rooms and stairs to first floor, with the ground floor benefiting from fully tiled underfloor heating.

The double aspect light and airy sitting room has double doors to the rear garden, the beautifully fitted kitchen/dining room feature Smeg integrated appliances, upgraded induction hob and additional fitted units and freezer. On the first floor are two good size double bedrooms with additional fitted wardrobes with a luxury en-suite shower room to the main bedroom and beautifully fitted main bathroom.

Outside the rear garden has been landscaped to include upgraded porcelain patio tiles with the garden enclosed by fencing. Substantial composite garden shed providing excellent low-maintenance storage. There is a double length car port to the side of the property with an EV charger.

Development maintenance fee is £280.59 per year

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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Approximate Gross Internal Area
 Ground Floor = 44.5 sq m / 479 sq ft
 First Floor = 44.0 sq m / 474 sq ft
 Total = 88.5 sq m / 953 sq ft
 (Excluding Shed)

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.

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