



Pigeons Close, Thriplow, SG8 7RF



**william
h brown**

welcome to

Pigeons Close, Thriplow

An extremely well-presented extended three bedroom semi-detached family home with superb open plan accommodation to the ground floor, gardens with open views to the rear and in this highly sought-after village location. Viewing of this property is recommended at the earliest opportunity.



Door To Entrance Hall

Stairs off to first floor landing with bespoke understair storage. Radiator. Doors to:

Cloakroom

Concealed cistern WC. Wash hand basin set into vanity unit. Radiator. Window to front. Door to utility room.

Utility Room

9' 2" x 7' 2" (2.79m x 2.18m)

Comprising range of base and wall units, space and plumbing for automatic washing machine and tumbledryer, radiator, Combi boiler, extractor fan.

Kitchen

10' 8" x 9' 1" (3.25m x 2.77m)

Lovely fitted kitchen comprising built in oven and hob, stainless steel sink unit with mixer taps and work surface surrounds, generous range of base and wall units, built in dishwasher and fridge/freezer, part tiled walls, recess lighting, radiator, double glazed window to front, opening through to dining area.

Lounge/Diner/Family Room

A beautifully presented large open plan room comprising:

Dining Area

18' 1" x 12' 3" (5.51m x 3.73m)

Radiator. Recess lighting. Opens onto lounge/family room.

Lounge Area

16' 6" x 11' 11" (5.03m x 3.63m)

Bright lounge area with lots of natural sunlight through the double glazed bi-fold doors to rear and electronic Velux windows, superb built in TV into display unit and cupboards, radiator, and recess lighting.

First Floor Landing

Double glazed window to front. Hatch to loft. Airing cupboard. Doors to:

Bedroom One

12' 6" x 8' 10" (3.81m x 2.69m)

Radiator. Double glazed window to rear.

Bedroom Two

9' 1" x 8' 10" (2.77m x 2.69m)

Built in wardrobes, drawers, and bookcase. Radiator. Double glazed window to front.

Bedroom Three

9' x 8' 11" (2.74m x 2.72m)

Radiator. Double glazed window to rear.

Bathroom

Suite comprising bath with electric shower over, concealed cistern WC, wash hand basin set into vanity unit with cupboards below, heated towel rail, wall and floor tiling, recess lighting, window to front.

Outside Front Garden

The property is accessed via paved path with flower beds to borders with mature bushes.

Rear Garden

Good sized rear garden with paved patio area, lawn area with flower beds to borders, fence surround, and gate to rear leading to open paddock enjoying lovely views.

Garage

8' 4" x 7' 10" (2.54m x 2.39m)

Part of the garage was used to create the utility room. Driveway to front providing off-road parking.



view this property online williamhbrown.co.uk/Property/RYN110694



welcome to

Pigeons Close, Thriplow

- Beautifully presented extended 3 bedroom semi-detached family home.
- Super open plan lounge/diner/family room.
- Lovely fitted kitchen with separate utility room.
- Ground floor cloakroom and family bathroom.
- Garage and off-road parking.

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£485,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110694



Property Ref:
RYN110694 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk