Michael ANTHONY

Paxton Crescent, Shenley Lodge

£800,000 Freehold

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£800,000

Ideally positioned within the highly desirable location of Shenley Lodge this five bedroom detached family home is offered to the market with no upper chain with many benefits including three reception rooms, kitchen/diner, utility room, en-suites to two bedrooms, family bathroom and additional downstairs cloakroom, front and rear gardens, double garage and driveway parking for several vehicles.

Property Description

ENTRANCE PORCH
Door to entrance hall, radiator.

ENTRANCE HALL
Radiator, stairs rising to first floor landing, understairs storage cupboard, doors to cloakroom, family room, kitchen dining room and lounge.

CLOAKROOM
Frosted double glazed window to side aspect. Wall mounted wash hand basin, low level w.c. with push button flush, part tiled walls, radiator.

LOUNGE
Double glazed bi-folding door to rear aspect, double glazed window to rear. Radiator, television point, feature fireplace, air conditioning unit.

DINING ROOM
Double glazed bay window to front aspect. Radiator, door to lounge.

FAMILY ROOM
Double glazed window to front aspect. Radiator.

KITCHEN
Double glazed bi-folding door to rear aspect double glazed window to rear. Range of wall mounted and floor standing units with roll edge work surface over, splash back tiling, single drainer one and a half bowl sink with mixer tap, built in oven and hob with extractor hood over, built in dishwasher, space for fridge/freezer, door to utility room.

UTILITY ROOM
Double glazed door to side aspect. Plumbing for washing machine, space and power for tumble dryer, wall mounted boiler, extractor fan, radiator.

LANDING
Access to loft space, airing cupboard housing hot water tank, doors to bedrooms and bathroom.

BEDROOM ONE
Double glazed window to rear aspect, double glazed window to side aspect. Built in wardrobe, radiator, door to en-suite.

EN-SUITE
Frosted double glazed window to side aspect. Vanity wash hand basin, low level w.c. with push button flush, fully tiled walls, extractor fan, panelled bath with mixer tap and shower attachment, heated towel radiator.

BEDROOM TWO
Double glazed window to front aspect. Built in wardrobe, radiator, door to en-suite.

EN-SUITE
Frosted double glazed window to front aspect. Vanity wash hand basin, low level w.c. with push button flush, fully tiled shower cubicle, extractor fan, radiator.

BEDROOM THREE
Double glazed window to rear aspect. Radiator, door to bathroom.

BEDROOM FOUR
Double glazed window to front aspect. radiator.

BEDROOM FIVE
Double glazed window to rear aspect. Door to storage cupboard, Radiator.

BATHROOM
Frosted double glazed window to side aspect. Radiator, vanity wash hand basin, low level w.c. with push button flush, fully tiled walls, panelled bath with mixer tap and shower attachment, extractor fan.

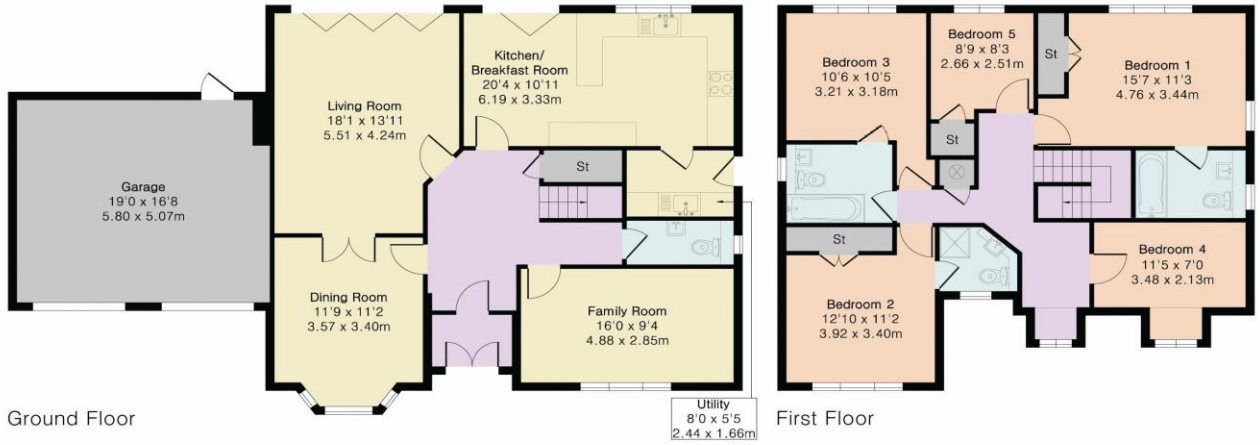
OUTSIDE

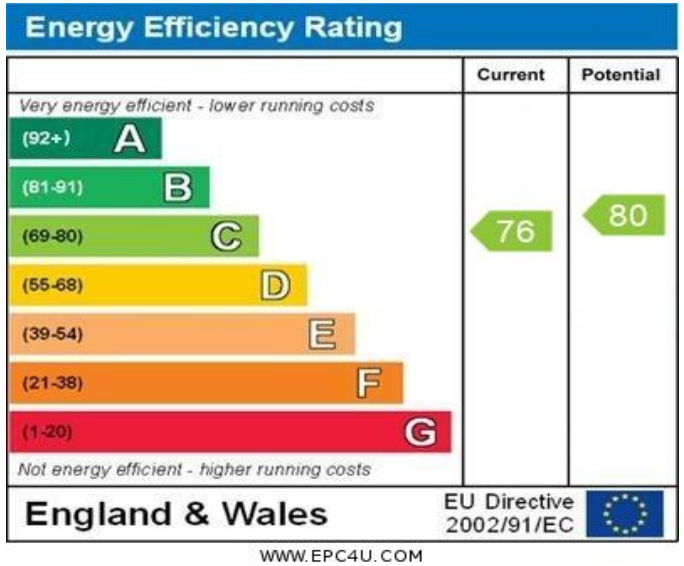
DOUBLE GARAGE & PARKING
Driveway parking, double garage, power and light, electric door.

FRONT GARDEN
Pathway to front door, side gated access, flower and shrub beds, outside light.

REAR GARDEN
A south-facing, mature garden that is mainly laid to lawn and enclosed by timber fencing panels, outside tap, side gated access, door to garage.

Approximate Gross Internal Area 1962 sq ft - 182 sq m
(Excluding Garage)
Ground Floor Area 1049 sq ft – 97 sq m
First Floor Area 913 sq ft – 85 sq m
Garage Area 317 sq ft – 29 sq m





PINK PLAN

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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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

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