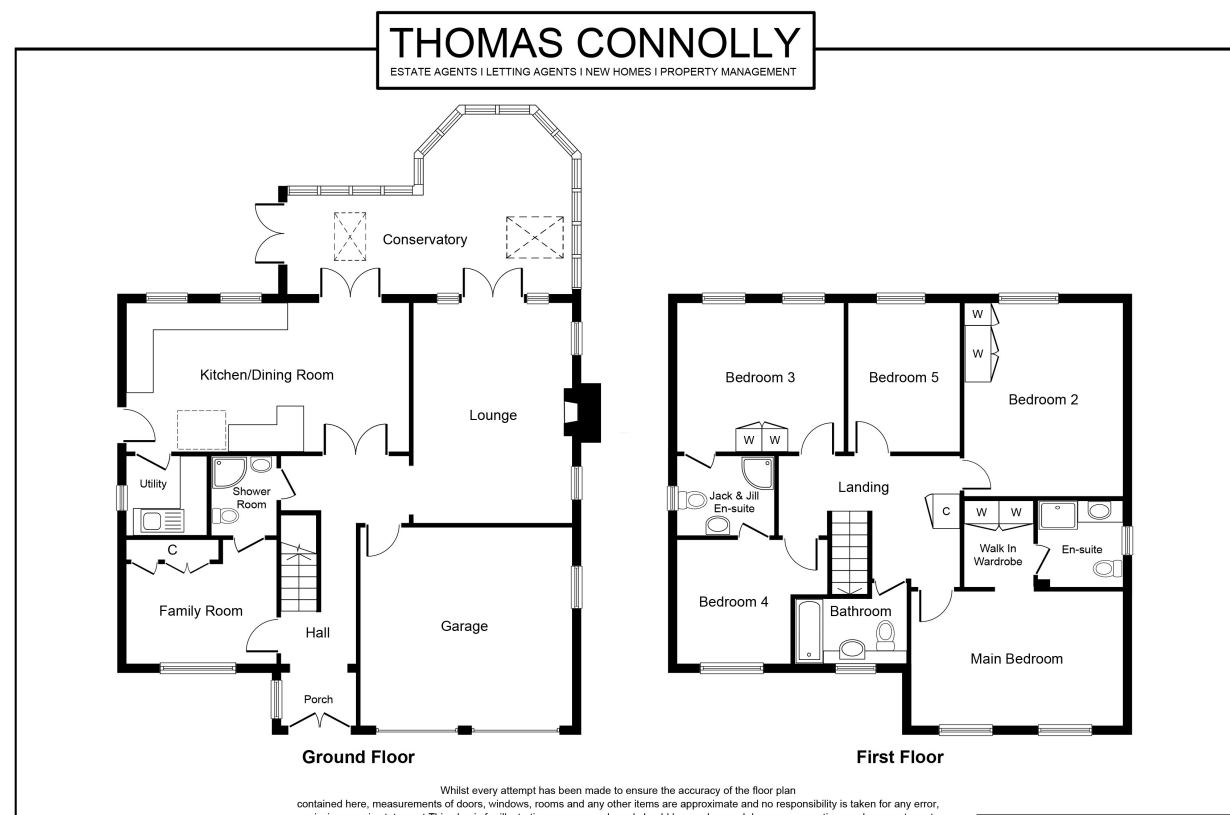




**THOMAS CONNOLLY**  
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ABOUT THE PROPERTY

Thomas Connolly Estate Agents are pleased to present this five bedroom detached family home situated in the sought after location of Furzton, offering numerous amenities including schools / shops / shopping centres / traffic links.

Accommodation briefly comprises; entrance hall, cloakroom, a family kitchen dining room, utility room, study, sitting room and a conservatory, First floor accommodation offers; five bedrooms with an en-suite and built in wardrobes to the master bedroom, Jack and Jill to bedrooms three and four and family bathroom. Outside there is an enclosed garden to the rear featuring a patio with gated access. To the front there is a driveway providing off road parking several vehicles leading to a double garage. The property further benefits from double glazing, gas to radiator heating and is offered for sale with no upper chain.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

## FEATURES

- FIVE BEDROOM DETACHED PROPERTY
- TWO EN SUITES
- STUDY
- NO CHAIN
- CONSERVATORY
- WALKING DISTANCE TO FURZTON LAKE

If you are thinking of buying, selling, renting or require mortgage advice, please do not hesitate to contact us to see how we can help you.

## GROUND FLOOR

### CLOAKROOM

### KITCHEN DINNER

10' 10" x 22' 6" (3.30m x 6.86m)

### UTILITY ROOM

6' 3" x 6' 3" (1.91m x 1.91m)

### SITTING ROOM

12' 2" x 17' 2" (3.71m x 5.23m)

### CONSERVATORY

14' 4" x 22' 2" (4.37m x 6.76m)

### STUDY/BEDROOM SIX

9' 10" x 11' 6" (3.00m x 3.51m)

## FIRST FLOOR

### BEDROOM ONE

12' 2" x 15' 10" (3.71m x 4.83m)

### EN SUITE TO MAIN BEDROOM

0' 0" x 0' 0" (0.00m x 0.00m)

### BEDROOM TWO

12' 2" x 14' 7" (3.71m x 4.45m)

### BEDROOM THREE

10' 10" x 13' 0" (3.30m x 3.96m)

### JACK AND JILL ENSUITE TO BEDROOMS THREE AND FOUR

### BEDROOM FOUR

10' 1" x 11' 6" (3.07m x 3.51m)

### BEDROOM FIVE

8' 11" x 10' 10" (2.72m x 3.30m)

### MAIN BATHROOM

## FRONT AND REAR GARDENS

### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

