





## ABOUT THE PROPERTY

Thomas Connolly Estate Agents are pleased to present this three bedroom detached house situated in the sought after location of Two Mile Ash, with outstanding school catchments, transport links to CMK railway station and M1 motorway, local shops and amenities.

The accommodation in brief comprises; ground floor - entrance porch leading into the hall, kitchen with storage cupboard, separate sitting room also with sliding doors leading to the conservatory and a downstairs cloakroom. The first floor offers three bedrooms, en-suite shower room to the master bedroom and a family shower room. This property also benefits from front and rear gardens and a double garage.

Please contact us for further information or to confirm your viewing appointment.

## FEATURES

- DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO SHOWER ROOMS (ONE EN-SUITE)
- SEPARATE SITTING ROOM
- FRONT AND REAR GARDENS
- DOUBLE GARAGE

## GROUND FLOOR

### ENTRANCE PORCH

### ENTRANCE HALL

### KITCHEN

8' 9" x 9' 6" (2.67m x 2.90m)

### SITTING ROOM

18' 7" x 11' 6" (5.66m x 3.51m)

### CONSERVATORY

20' 5" x 17' 7" (6.22m x 5.36m)

### DOWNSTAIRS CLOAKROOM

## FIRST FLOOR

### BEDROOM ONE

11' 5" x 9' 9" (3.48m x 2.97m)

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

11' 5" x 8' 6" (3.48m x 2.59m)

### BEDROOM THREE

8' 1" x 5' 7" (2.46m x 1.70m)

### FAMILY SHOWERROOM

## EXTERIOR

### DOUBLE GARAGE

### REAR GARDEN

### 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

