

**£575,000**  
**Freehold**



**THOMAS CONNOLLY**

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



## Summary of Property

### PLOT ONE - FOR SALE:

Thomas Connolly Estate Agents are delighted to present this beautiful three / four bedroom semi detached home, situated in private gated community within the stunning new development of Black Horse Lodge, Great Linford. The development is located directly opposite the historic Black Horse Pub and is situated on the side of the Grand Union Canal.

The development consists of seven stunning plots, of which reservations have already been taken on PLOT 3 (reserved) and PLOT 6 (reserved).

Accommodation briefly comprises; ground floor - entrance hall, cloakroom, open plan kitchen / dining room with French doors that open out onto the rear garden, utility room, sitting room. First floor accommodation comprises of the master bedroom with en suite bathroom, bedroom two, bedroom three and a study / bedroom four and a family bathroom. Outside the property offers front and rear gardens with immediate views over the historic Grand Union Canal. The property also benefits from private off road parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# Room Descriptions

## GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

CLOAKROOM:

SITTING ROOM (14'11 x 12'0):

OPEN PLAN KITCHEN / DINING ROOM (21'9 x 17'6):

UTILITY ROOM (8'0 x 6'4):

## FIRST FLOOR ACCOMMODATION:

BEDROOM ONE (12'9 x 9'10):

ENSUITE:

BEDROOM TWO (12'2 x 10'11):

BEDROOM THREE (12'3 x 8'10):

BEDROOM FOUR / STUDY (10'11 x 9'3):

FAMILY BATHROOM:

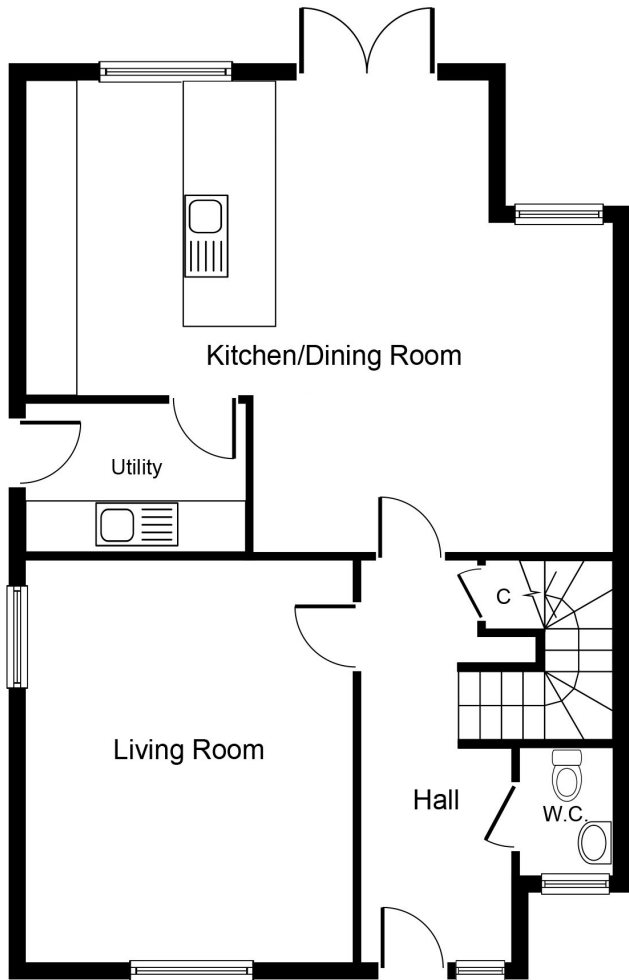
## OUTSIDE:

GARDEN:

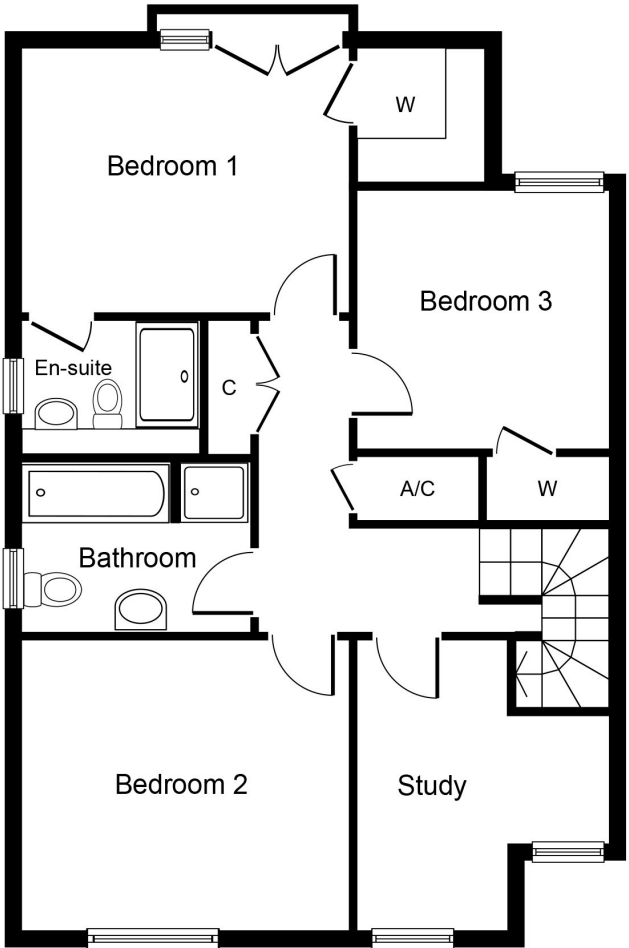
PRIVATE OFF ROAD PARKING:

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Ground Floor



First Floor

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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