

£535,000
Freehold



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

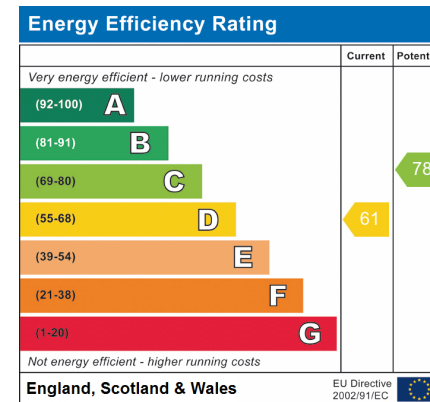


Summary of Property

Thomas Connolly Estate Agents are pleased to present this four bedroom detached property situated in the sought after location of Woolstone, just a few minutes from the Grand Union Canal, located close to both the wide range of amenities the city centre has to offer, but also the peaceful and pleasant surroundings of Ouzel Park.

The accommodation comprises in brief; ground floor - entrance hall, kitchen/breakfast room with access to the conservatory, a separate sitting room and a downstairs cloakroom. The first floor offers four bedrooms, en-suite shower room to the master bedroom, a family bathroom and an airing cupboard off the landing. This property also benefits from a single garage, driveway parking for two cars and a rear garden.

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



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

KITCHEN / BREAKFAST ROOM
20' 2" x 11' 1" (6.15m x 3.38m)

CONSERVATORY
12' 11" x 9' 4" (3.94m x 2.84m)

SITTING ROOM
20' 7" x 13' 11" (6.27m x 4.24m)

DOWNSTAIRS CLOAKROOM

FIRST FLOOR

BEDROOM ONE
13' 8" x 9' 8" (4.17m x 2.95m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
11' 9" x 9' 6" (3.58m x 2.90m)

BEDROOM THREE
10' 1" x 8' 10" (3.07m x 2.69m)

BEDROOM FOUR
11' 9" x 9' 6" (3.58m x 2.90m)

FAMILY BATHROOM

EXTERIOR

REAR GARDEN

SINGLE GARAGE AND DRIVEWAY PARKING FOR TWO CARS

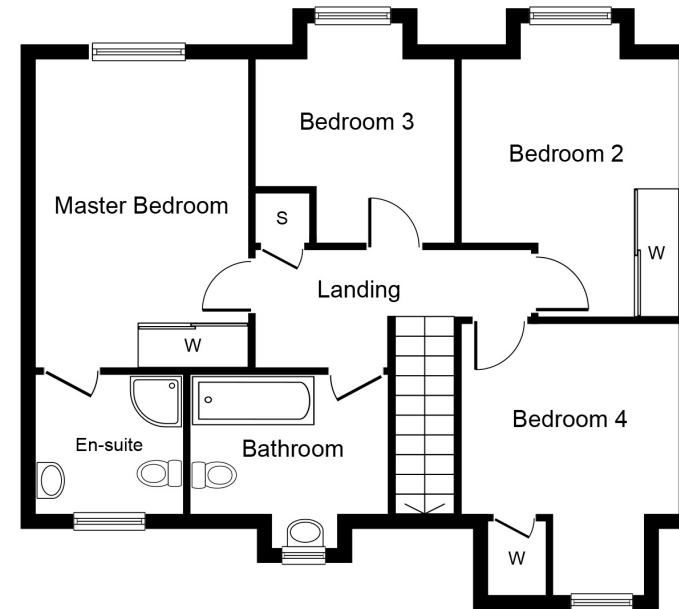
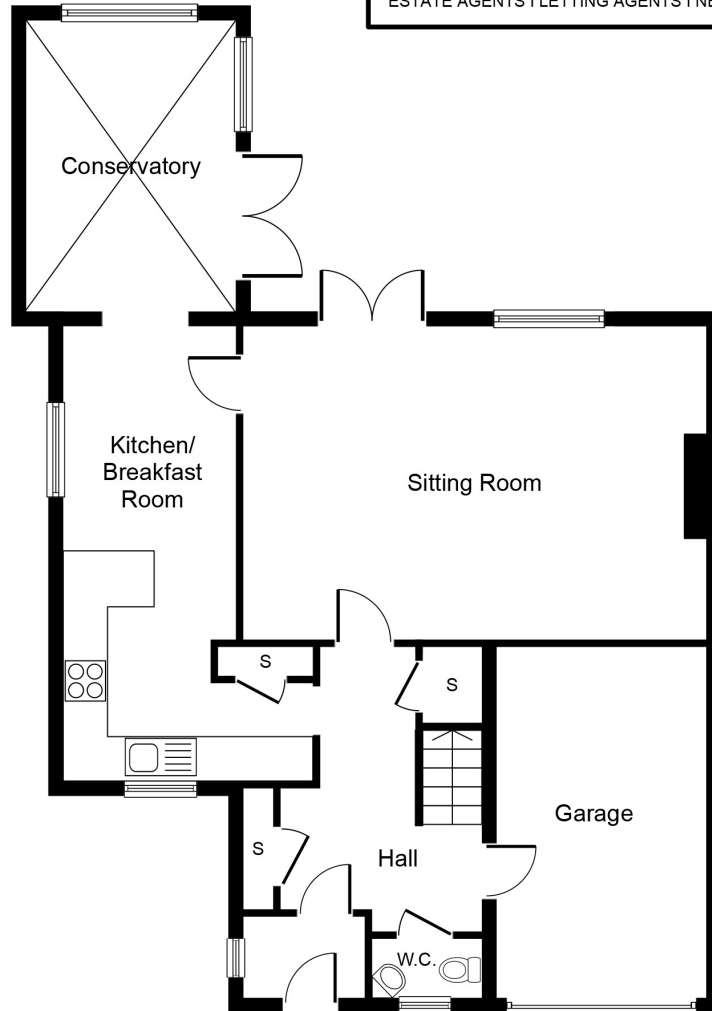
PLEASE NOTE

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



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Approx. Gross Internal Floor Area 1501 sq.ft. (139.4 sq.m.)

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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