


APPROXIMATE GROSS INTERNAL FLOOR AREA 167.86 SQ M / 1807 SQ FT
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.
 (c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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



Set over three floors, with four double bedrooms and two bathrooms, this spacious property offers over 1,800sq ft of flexible living space, plus driveway parking for two cars and a garage. The ground floor comprises of an entrance hall, with guest cloakroom, a spacious open plan reception room/dining room/kitchen and integral door to the garage. The first floor offers two double bedrooms and a family bathroom. To the second floor is a large master bedroom, with en suite bathroom, a balcony, plus a fourth bedroom/dressing room. The garden is low maintenance with rear gated access. The property location benefits from good public transport and great road links to M1/M25 and A41. This property is sold chain free.

Council Tax Band C £1,836.68

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.
2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.
3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.
4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give warranty in relation to this property.



ROOM DESCRIPTIONS

Entrance Hall

Carpeted, ceiling lights, two storage cupboards, one used for laundry with plumbing for washing machine and space for tumble dryer.

Downstairs Cloakroom

1.81m x 0.98m (5' 11" x 3' 3") Tile effect flooring, low level WC, hand wash basin with vanity unit, ceiling light and extractor fan.

Kitchen / Reception Room

9.41m x 5.44m (30' 10" x 17' 10")

Kitchen:-

Wood effect flooring, range of base and wall level units with contrast work top, space for oven and fridge freezer. Butler sink, mosaic splash back, breakfast bar and spot lights.

Reception Room:-

Wood effect flooring, multiple wall and ceiling lights, three radiators, windows to rear aspect and French doors to the garden.

Carpeted Staircase To First Floor Landing

Carpeted, spot lights and ceiling light, cupboard containing combi boiler, radiator and window to front aspect.

Bedroom Two

5.51m x 2.77m (18' 1" x 9' 1") Carpeted, ceiling light, radiator, fitted wardrobes and window to rear aspect.

Bedroom Three

4.88m x 2.57m (16' 0" x 8' 5") Carpeted, ceiling light, radiator and window to rear aspect.

Family Bathroom

3.55m x 2.25m (11' 8" x 7' 5") Part tiled walls, bath with mixer tap and shower attachment, walk in shower cubicle, hand wash basin, low level WC, spot lights, radiator and window to front aspect.

Carpeted Staircase To Second Floor

Bedroom One

5.60m x 5.50m (18' 4" x 18' 1") Carpeted, spot lights, two radiators, windows to rear aspect and door to balcony.

En-Suite Bathroom

2.63m x 1.99m (8' 8" x 6' 6") Wood effect flooring, part tiled walls, hand wash basin, panel bath with mixer tap and over head electric shower, low level WC, radiator, spot lights and window to front aspect.

Balcony

Balcony terrace over looking the rear garden.

Bedroom Four

3.92m x 3.64m (12' 10" x 11' 11") Carpeted, spot lights, radiator and window to front aspect.

Garage

4.36m x 2.93m (14' 4" x 9' 7") With "up and over" door, power and integral door to house.

Garden

A pretty low maintenance courtyard garden, with shrubs and rear gated access.

Driveway

Parking for two cars