

£465,000  
Freehold



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



## Summary of Property

Thomas Connolly Estate Agents are delighted to present this three bedroom detached property situated in the sought after location of Tattenhoe Park, within close proximity to Westcroft, Tattenhoe Park and local shops and amenities.

The accommodation in brief comprises of; ground floor - entrance hall, kitchen/diner/utility area, sitting room, and cloakroom. The first floor offers three bedrooms, one en-suite shower room and family bathroom. Outside the property benefits from front and rear gardens and driveway parking for two cars.

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

## Room Descriptions

### ENTRANCE HALL

#### CLOAKROOM

#### SITTING ROOM

12' 11" x 13' 9" (3.94m x 4.19m)

#### KITCHEN DINER

10' 7" x 17' 3" (3.23m x 5.26m)

### FIRST FLOOR

#### BEDROOM ONE

11' 5" x 15' 4" (3.48m x 4.67m)

#### EN SUITE TO MAIN BEDROOM

#### BEDROOM TWO

10' 7" x 13' 7" (3.23m x 4.14m)

#### BEDROOM THREE

7' 8" x 6' 3" (2.34m x 1.91m)

#### BATHROOM

### FRONT AND REAR GARDENS

### PARKING FOR TWO CARS

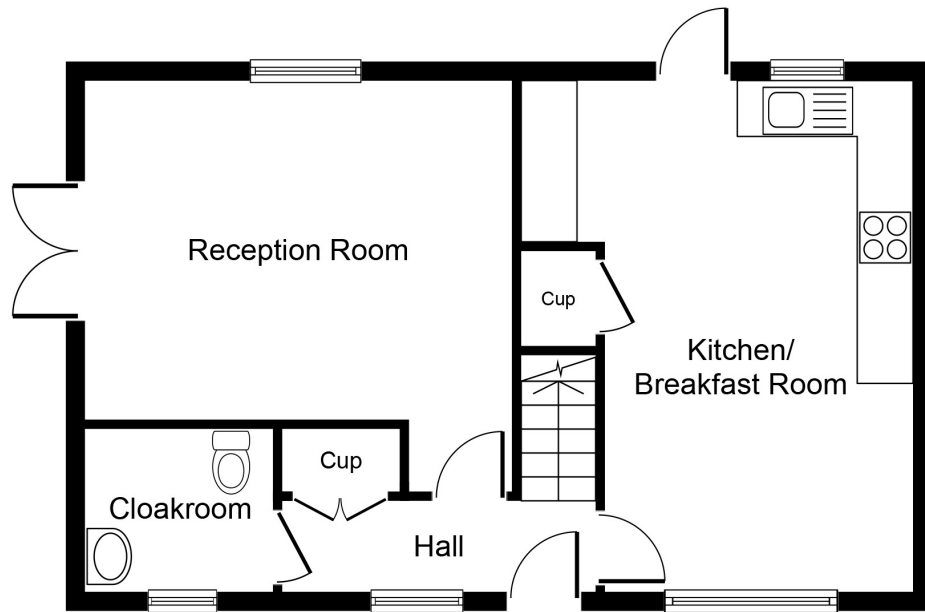
#### PLEASE NOTE

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

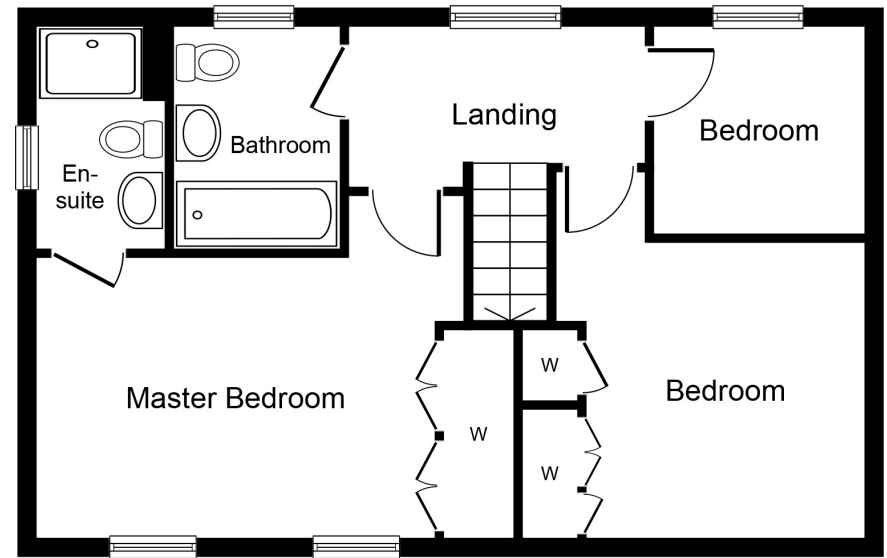


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**Ground Floor**



**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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