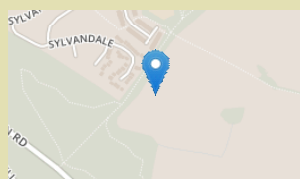


Garage Single garage with up and over door. Power and lighting. Tumble dryer and access to the rear.

Rear Garden Approx 35ft in depth an irregular shaped garden with patio area and gated side access.



Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
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Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

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MODERN DETACHED UNFURNISHED THREE BEDROOM HOME....Situated on the Outskirts of Panshanger.

- Good Size Living/Dining Room.
- Luxurious Kitchen with Appliances.
- Modern Bathroom with Shower.
- En-Suite to Master Bedroom.
- Cloakroom.
- Single Garage.

Ground Floor

Porch With a door to the Entrance Hall.

Entrance Hall Laminate flooring. Smoke detector. Beige carpeted stairs to First Floor. Doors to Living Room, Kitchen and Cloakroom.

Cloakroom With a wash hand basin, WC, radiator/heated towel rail, tiled flooring, Expelair vent and window.

Kitchen 8' 4" x 7' 8" (2.54m x 2.34m) Ceramic tiled flooring. Four ring gas hob, double electric oven and extractor fan. Integrated dishwasher, fridge, washing machine and freezer. Under floor heating. Window overlooking the Rear Garden.

Living/Dining Room 18' 5" x 11' 2" (5.61m x 3.40m) Double glazed French doors leading out to the Rear Garden. Laminate flooring. Breakfast bar. Partly open plan to the Kitchen.

First Floor

Landing Access to loft storage space. Smoke detector. Spotlights. Carpet. Doors to rooms.

Master Bedroom 11' 5" x 8' 11" (3.48m x 2.72m) Window overlooking the front. Double wardrobe, bedside unit and radiator.

En Suite Shower cubicle, WC, wash hand basin, tiled flooring, heated towel rail, spot lights.

Bedroom Two 14' x 8' (4.27m x 2.44m) Windows overlooking the front and rear.

Bedroom Three 11' 9" x 6' 3" (3.58m x 1.91m) Built in cupboard. Window overlooking the rear.

Bathroom 6' 3" x 6' 1" (1.91m x 1.85m) Suite comprising of a bath, shower, WC and wash hand basin. Ceramic tiled flooring, spot lights, radiator/heated towel rail.

Outside

Front Garden Laid to lawn with a driveway.

Agency reference fees £175 for first applicant and a further £85 for every subsequent person over the age of 18 who will reside in the property is payable on return of applications, further fees may be charged if a guarantor is required.

* Deposit of 1.5 months rent is due on the move in date along with the first months rent.

Check out fee of £80 will be deducted from the deposit at the End of the Tenancy.