



Boot Hill
Grendon
£220,000

*** POPULAR VILLAGE LOCATION - EXTENDED TO THE SIDE - DRIVEWAY ***.
For sale with MARK WEBSTER estate agents is this three bedroom semi detached property briefly comprising: Reception hall, lounge, kitchen/diner, utility with guest WC, three bedrooms, bathroom, driveway and a rear garden. Viewing Advised.

RECEPTION HALL

Having a double glazed entrance door, stairs leading off to the first floor landing and a door to the lounge.

LOUNGE

16' 3" x 13' 2" (4.95m x 4.01m)

Double glazed window to front aspect, feature fireplace with an inset gas fire, single panelled radiator and a door to the kitchen/diner.

KITCHEN/DINER

16' 2" x 9' 9" (4.93m x 2.97m)

Recessed ceiling down lights, tiled floor, double glazed window to rear aspect, double glazed sliding patio doors leading out to the rear garden, double panelled radiator, door to a useful under stairs storage cupboard, range of fitted base and eye level units, roll edge work surfaces, stainless steel sink, stainless steel double oven, plumbing for a dishwasher, stainless steel 4 ring gas hob with a stainless steel extractor hood above, door to the utility room.



UTILITY ROOM

7' 3" x 17' 3" maximum (2.21m x 5.26m)

Double glazed door leading out to the rear garden, tiled floor, single panelled radiator, fitted base units, roll edge work surfaces, plumbing for a washing machine, space for an American style fridge freezer, wall mounted combination central heating boiler, double glazed window to rear aspect, double glazed door leading out to the front driveway, door to the guest WC.



GUEST WC

4' 9" x 3' 3" (1.45m x 0.99m)

Opaque double glazed window to front aspect, tiled floor, low level WC and a wash basin.

FIRST FLOOR LANDING

Double glazed window to side aspect, recessed ceiling down lights, door to a useful storage cupboard and further doors leading off to...



BEDROOM ONE

13' 5" x 9' 4" (4.09m x 2.84m)

Double glazed window to front aspect and a single panelled radiator.

BEDROOM TWO

13' 0" x 8' 3" (3.96m x 2.51m)

Double glazed window to rear aspect and a double panelled radiator.

BEDROOM THREE

10' 3" x 6' 6" (3.12m x 1.98m)

Double glazed window to front aspect and a double panelled radiator.

BATHROOM

7' 4" x 6' 2" (2.24m x 1.88m)

Opaque double glazed window to rear aspect, single panelled radiator, low level WC, wash basin, bath with a chrome mixer style shower over, PVC panelled walls.

TO THE EXTERIOR

There is a driveway to the front for two cars. The rear garden has a paved patio, lawn, slate chipped borders and fenced boundaries.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

SERVICES: We understand that all mains services are connected.



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TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA 45 SQ.FT.
(50.6 SQ.M.)

