



 2
Bedrooms

 1
Bathroom

 2
Receptions





- AKEMAN RESIDENTIAL
- Detached garage
- Conservatory
- Two generous bedrooms
- Ample off street parking
- Private & low maintenance rear garden
- 0.8 miles from Garston Station
- Double glazing
- Shower room

Presenting an appealing two-bedroom bungalow, nestled just 0.8 miles from Garston Train Station, this property holds immense charm and history. Cherished by the same caring family since the 1970s, it now eagerly awaits new owners to create their own memories.

Step into the welcoming entrance hall, complete with a convenient storage cupboard. Adjacent to it, you'll find a well-maintained shower room, also accompanied by a storage cupboard for added convenience. Positioned towards the front of the bungalow are two generously sized double bedrooms, offering comfort and tranquility.

The heart of the home lies in its spacious lounge/diner, providing a delightful space to relax and entertain. From here, you have the option to access the delightful conservatory, perfect for unwinding in natural surroundings, or the well-appointed kitchen. The kitchen is thoughtfully designed, offering ample cupboard space and room for your essential white goods.

Externally, this property boasts multiple benefits. With off-road parking available for several cars, a detached garage, and a low-maintenance rear garden, practicality blends seamlessly with comfort.

The location couldn't be more ideal, with Garston Station is only 0.8 miles away, making commuting a breeze. Local amenities, including shops, schools, and bus stops, are conveniently close by. Additionally, major road links such as the M1, M25, and A41 are easily accessible, enhancing the property's connectivity to various destinations.

This charming bungalow offers an excellent opportunity to embrace a new chapter in a beloved neighborhood.

****Important Notice****

1. **General:** While we strive to provide sales particulars that are fair, accurate, and reliable, please be aware that they serve as a general guide to the property. Therefore, if there is any aspect of particular importance to you, we kindly request that you contact our office. We will be delighted to verify the details, especially if you plan to travel a significant distance to view the property.

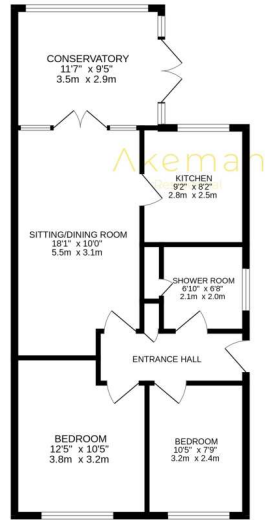
2. **Measurements:** The measurements provided are intended for guidance purposes only and should not be regarded as precise.

3. **Services:** It is essential to note that we have not conducted tests on the services or any of the equipment or appliances within this property. Consequently, we strongly recommend that prospective buyers arrange for their independent survey or service reports before finalising their offer to purchase.

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holds authority to make or provide any representation or warranty concerning this property.

GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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