A delightful FAMILY HOME offering light and airy accommodation and presented to a lovely standard throughout, with a SOUTH FACING GARDEN and DRIVEWAY.

Asking Price: £725,000

This charming family home located in the popular village of Bricket Wood offers four good size bedrooms, very spacious lounge/diner along with modern kitchen/breakfast room, study, utility room and good size cloakroom. Upstairs along with the four generous bedrooms is a re-fitted family bathroom. Outside the property has a lovely, landscaped garden offering seclusion, two great size patios and a southerly aspect – a perfect combination for outdoor dining and relaxing. To the front of the property is the remaining portion of garage space, ideal for storage and parking for several vehicles.

EPC Rating: D 67
Council Tax Band: F

Collinson Hall

Entrance Hall

Living/Dining Room *9.18m x 3.48m (30'1" x 11'5")*.

Kitchen *4.81m x 2.74m (15'9" x 9')*.

Study *3.76m x 2.26m (12'4" x 7'5")*.

Cloakroom

Utility Room *2.63m x 2.40m (8'8" x 7'10")*.

Bedroom 1 *3.50m x 3.24m (11'6" x 10'8")*.

Bedroom 2 *3.34m x 3.24m (10'11" x 10'8")*.

Bedroom 3 *2.95m x 2.69m (9'8" x 8'10")*.
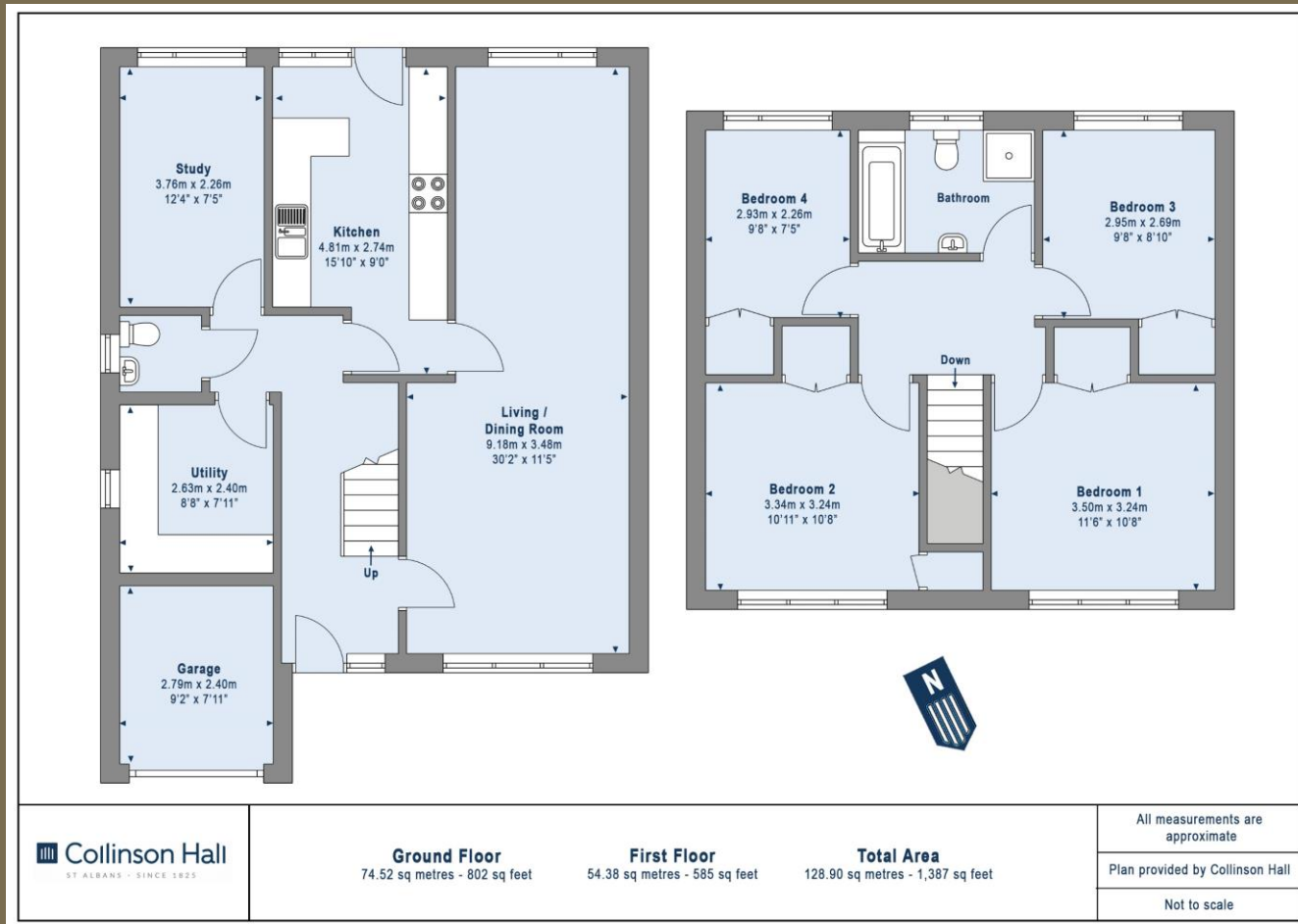
Bedroom 4 *2.93m x 2.26m (9'7" x 7'5")*.

Bathroom

Garden

Garage *2.79m x 2.40m (9'2" x 7'10")*.

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Ground Floor

Study
3.76m x 2.26m
12'4" x 7'5"

Kitchen
4.81m x 2.74m
15'10" x 9'0"

Utility
2.63m x 2.40m
8'8" x 7'11"

Living /
Dining Room
9.18m x 3.48m
30'2" x 11'5"

Up

Garage
2.79m x 2.40m
9'2" x 7'11"

First Floor

Bedroom 4
2.93m x 2.26m
9'8" x 7'5"

Bathroom

Bedroom 3
2.95m x 2.69m
9'8" x 8'10"

Down

Bedroom 2
3.34m x 3.24m
10'11" x 10'8"

Bedroom 1
3.50m x 3.24m
11'6" x 10'8"

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Ground Floor
74.52 sq metres - 802 sq feet

First Floor
54.38 sq metres - 585 sq feet

Total Area
128.90 sq metres - 1,387 sq feet

All measurements are approximate

Plan provided by Collinson Hall

Not to scale

PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.

Collinson Hall

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