



**St Margarets Grove**  
Great Kingshill | Buckinghamshire

**£535,000**  
Freehold





# St Margarets Grove

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Situated on this quiet residential cul-de-sac we are pleased to offer this extended link detached home with three bedrooms, family bathroom and downstairs shower room, sitting room, dining room and conservatory.

- Three bedrooms
- Family bathroom and downstairs shower room
- Three reception areas
- Utility and laundry room
- Garage with own drive providing offstreet parking for several cars
- Sole Agent

### GROUND FLOOR

**Entrance porch** - double glazed front door.

**Entrance hall** – fitted carpet, stairs rising to first floor, radiator with cover, dado rail, telephone socket.

**Laundry room** – carpet tiles, understairs storage, plumbing for washing machine and space for tumble dryer, storage cupboard and wall cabinets, extractor fan, LED spotlights, cupboard housing meters.

**Kitchen** – fitted with a range of matching Shaker style base units and wall cabinets, worktop with inset double sink unit,



waste disposal, mixer tap with additional filtered drinking water, Rangemaster five ring gas range with double oven and grill, extractor hood over, downlighting, wood effect worktop, space for fridge freezer, Amtico wood effect flooring, LED spotlights, integrated NEFF dishwasher.

**Utility room** – carpet tiles, double glazed door to rear garden, matching base units and wall cabinets, wooden worktop, radiator, LED spotlights.

**Downstairs shower room/W/C** – modern matching white suite comprising low flush W/C, corner wash hand basin, shower cubicle, radiator, Amtico flooring, LED spotlights, extractor fan, double glazed window.

**Dining room** – fitted carpet, radiator with cover, open to:

**Sitting room** – fitted carpet, radiator, fireplace with inset living flame gas fire, wall lights, double glazed door to rear garden, multi-pane door through to:





**Conservatory/Study** – fitted carpet, roof vent, Sanderson blinds, three sets of double electricity sockets, second telephone line, wall lights.

### **FIRST FLOOR**

**Landing** – fitted carpet, access to part boarded loft via pull down ladder with light, dado rail, airing cupboard housing lagged copper cylinder hot water tank.

**Master bedroom** – fitted carpet, radiator, range of mirror fronted built-in wardrobe cupboards, fan light.

**Bedroom 2** – fitted carpet, radiator.

**Bedroom 3** – fitted carpet, radiator.

**Family bathroom/W/C** – modern matching white suite comprising panelled bath with mixer tap, separate shower over, shower screen, enclosed wash hand basin with mixer tap and cupboards under, enclosed cistern W/C, ceramic tiled floor, fully tiled, vertical heated towel rail, LED spotlights, electric underfloor heating.

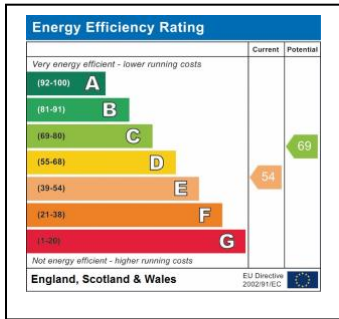
### **OUTSIDE**

Offstreet parking for several cars, remainder of front garden mainly laid to lawn, garage with up and over door, power and light, water tap, some eaves storage, water softener, wall mounted gas central heating boiler.

**Rear garden** – mainly laid to lawn, flower and shrub borders, brick paved sun terrace with pond, two power points.







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