



REGENT
ESTATES

CLARENCE ROAD, STONY STRATFORD

£375,000 Freehold

ACCOMMODATION

Situated on CLARENCE ROAD, STONY STRATFORD and with NO UPPER CHAIN is this THREE bedroom TERRACE with SEPARATE RECEPTION rooms, open fireplace, fitted kitchen with integrated appliances, downstairs SHOWER ROOM, GARDENS to front and rear and DOUBLE GARAGE to rear. VIEWING RECOMMENDED!

Entrance Hall: dado rail, coving to ceiling, double panel radiator, built-in cupboard under stairs, tiled flooring and door to:

Dining Room: 10' 10" x 10' 11" (3.30m x 3.33m) Open fireplace, double panel radiator, picture rail, ceiling rose, double glazed French doors to rear garden, closed door to staircase, glazed door to kitchen and wooden sliding and door to:

Lounge: 13' 5" x 10' 4" (4.09m x 3.15m) Open Victorian style fireplace, built-in book shelves, TV point, single panel radiator, picture rail and sash window.

Kitchen: 12' 4" x 7' 9" (3.76m x 2.36m) Single drainer stainless steel sink unit with mixer tap over, tiling to splash back area, built-in four ring gas hob, built-in electric oven below and extractor hood over, built-in fridge/freezer, dish washer and washing machine. A range of units at both base and eye level in oak, tiled flooring, upright radiator, window and door to rear elevation.

Shower Room: Fitted with a suite to comprise: Shower cubicle with mixer tap control over shower and drench shower head, pedestal mounted wash hand basin, push flush WC wall mounted towel rail and window .

Bedroom One: 10' 6" x 9' 9" max (3.20m x 2.97m max) Electric storage heater, built-in cupboards, feature fireplace and sash window.

Bedroom Two: 12' 2" x 7' 6" (3.71m x 2.29m) Single panel radiator and sash window to front elevation.

Bedroom Three: 9' 11" x 5' 10" (3.02m x 1.78m) Single panel radiator and sash window .

Outside:

Front: Enclosed with pathway leading to entrance.

Rear: Enclosed to all sides and access to garage.

Double Garage: Prefab construction with power and light

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

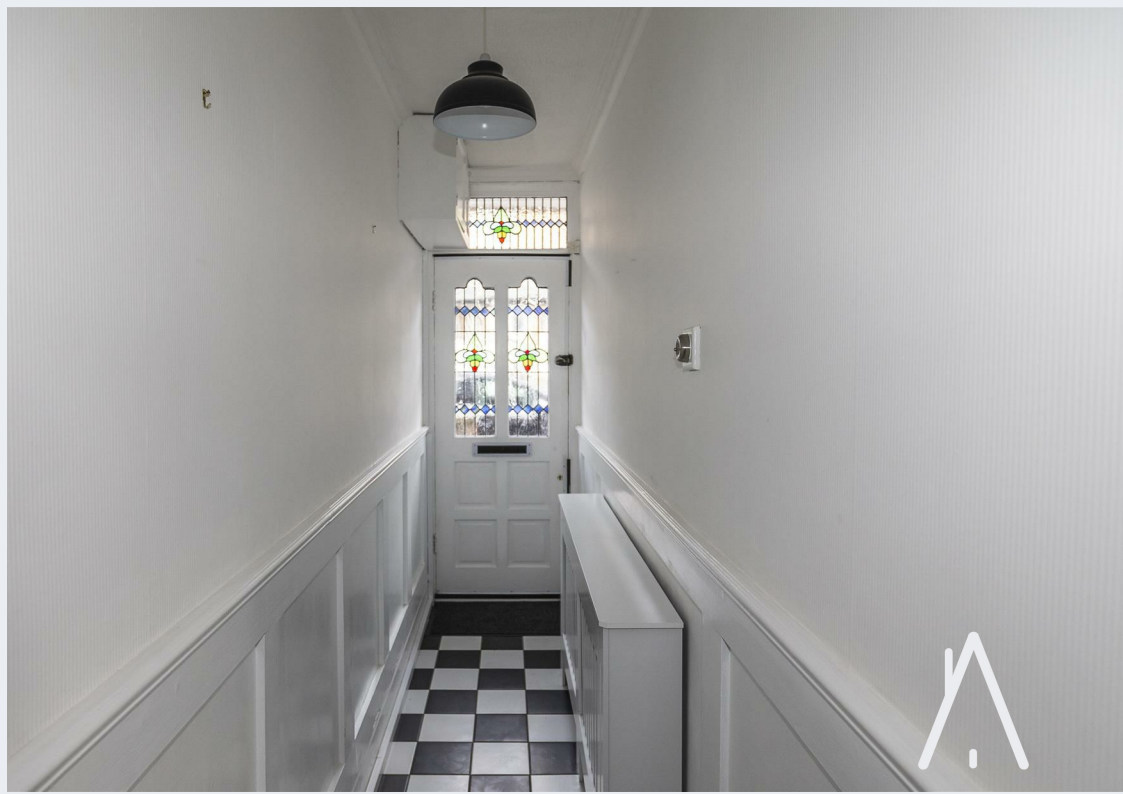
Strictly by appointment through Regent Estates.

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Approx. 45.0 sq. metres (484.2 sq. feet)



First Floor
Approx. 29.8 sq. metres (321.2 sq. feet)

Total area: approx. 74.8 sq. metres (805.5 sq. feet)

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