Murdock & Wasley
ESTATE AGENTS

# 12 Henley Place

## Linden, Gloucester, GL1 5EF

**£365,000**

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Murdock & Wasley Estate Agents are delighted to offer for sale this immaculately presented and thoughtfully extended four-bedroom semi-detached home, situated in Linden, close to Tuffley Park and highly regarded schools, with excellent transport links.

The ground floor offers a welcoming entrance hall, cosy lounge, and a stunning open plan kitchen, dining and living area opening onto the garden, ideal for modern family living and entertaining. A useful utility room and downstairs WC add further convenience.

Upstairs, there are four well-proportioned bedrooms, including a generous master bedroom with ensuite, along with a stylish family bathroom.

Externally, the property benefits from a well-maintained rear garden and off-road parking to the front.

**Entrance Hall**
Accessed via composite front door, inset ceiling spotlights, stairs to first floor landing. Doors lead off:

**Study**
Power points, wall mounted radiator, custom wall panelling, inset ceiling spotlights, front and side aspect upvc double glazed windows.

**Lounge**
Television point, data point, power points, custom wall panelling, fitted log burner, air conditioning, Kardean flooring, inset ceiling spotlights. Opening leads off:

**Kitchen / Dining Area**
Range of base, wall and drawer mounted units, stone worksurfaces, ceramic sink unit with Quooker tap over. Appliance points, power points, eye level double oven/grill, four ring induction hob with extractor over. Integral dishwasher and drinks coolers, space for fridge/freezer, space for dining table, partly tiled walls, inset ceiling spotlights, Kardean flooring, rear aspect bi-folding doors and rear aspect upvc double glazed french doors leading to the garden. Doors lead off:

**Utility Room / WC**
Range of base and wall mounted units, stone worksurface. Appliance points, power points, space for washing machine and tumble drier, inset ceiling spotlights. Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, Karndean flooring, inset ceiling spotlights, side aspect upvc double glazed window.

**Landing**
Power points, wall mounted vertical radiator, insect ceiling spotlights, access to loft via hatch. Doors lead off:

**Bedroom One**
Power points, wall mounted radiator, built in wardrobes, rear aspect upvc double glazed window. Door leads off:

**Ensuite**
Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, step in cubicle with shower over, wall mounted heated towel rail, tiled wall, tiled flooring, inset ceiling spotlights, side aspect roof light.

**Bedroom Two**
Power points, wall mounted radiator, built in wardrobe, front aspect upvc double glazed window.

**Bedroom Three**
Power points, wall mounted radiator, front aspect upvc double glazed window.

**Bedroom Four**
Power points, wall mounted radiator, rear aspect upvc double glazed window.

**Bathroom**
Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, panelled P shape bath with mixer tap and shower over, wall mounted vertical radiator, tiled walls, tiled flooring, inset ceiling spotlights, side aspect frosted upvc double glazed window.

**Outside**
To the front of the property a driveway laid in part to bloc paving and in part to decorative stone provides parking for up to five vehicles. A wooden gate proves access to the rear.

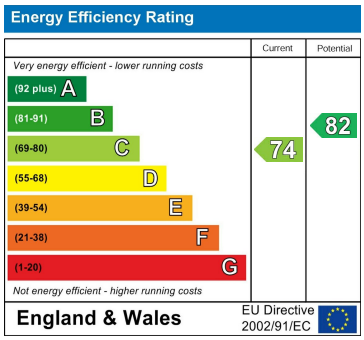
To the rear of the property a sandstone patio leads down to sandstone path dividing a garden laid to artificial grass whilst bordered by raised flower beds and enclosed by wooden fencing.

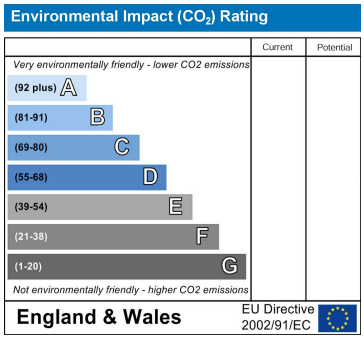
**Tenure**
Freehold

**Services**
Mains water, electricity, gas & drainage.

**Local Authority**
Gloucester City Council
Tax Band: B

**Awaiting Vendor Approval**
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

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Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

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