



**Watling Street, Grendon  
CV9 2PH  
Chain Free £280,000**

Pointons are pleased to offer for sale in Grendon, this delightful semi-detached house that offers a perfect blend of comfort and modern living. Built in 1937, this extended family home boasts an impressive 1,216 square feet of well-designed space, making it an ideal choice for those seeking a spacious environment.

Upon entering, you are welcomed into a bright and airy reception hall leads into an open-plan living area, perfect for both relaxation and entertaining. The home features three/four bedrooms, providing ample space for family members or guests. The well-appointed tiled bathroom caters to the needs of a busy household, ensuring convenience and comfort.

One of the standout features of this property is the parking capacity, accommodating up to four vehicles, which is a rare find in this desirable location. The surrounding area is known for its community spirit and accessibility, making it an excellent choice for families and professionals alike.

With its great location and thoughtful layout, this home is a must-see. Viewing is essential to fully appreciate the charm and potential this property has to offer. Whether you are looking to settle down or invest, this semi-detached house on Watling Street is sure to meet your needs and exceed your expectations.



### Entrance Hall

Having Upvc entrance, central heating radiator, stairs to first floor landing, cloaks cupboard, central heating radiator, ceramic tiled floor and door off which leads:

### "L" Shaped Open Plan Living

24'3" x 23'1" (7.40m x 7.04m)

The LIVING AREA enjoys an Adams style feature fireplace with inset living flame gas fire, wood effect laminate flooring, central heating radiator, Upvc double glazed flush window to the front and power points. The DINING AREA has wood effect vinyl flooring that runs through to the kitchen, power points, door to Utility/WC and Upvc double glazed French doors to the block paved rear patio. The KITCHEN AREA consists of a modern 1.5 bowl single grainer sink unit set in a granite worksurface with fitted units below, adjacent matching granite breakfast bar. Further granite work surface with a range of fitted units above and below, flush fitted stainless steel four ring gas hob with extractor hood above. Stainless steel built in double oven/grill. Tiled splash back to all work surfaces, power points and two Upvc double glazed flush windows over looking the rear garden.

### Utility Area

Having rolled top work surface with space and plumbing for domestic appliance below, power points and access to:

### Guest WC

Having a low level WC and wash hand basin set in a vanity unit, tiled splash backs, central heating radiator and two Upvc double glazed frosted flush windows.

### Landing

Stairs to the first floor landing, having loft access, wood effect laminate flooring and doors off which leads:

### Bedroom 1

12'1" x 10'11" (3.69m x 3.33m)

Having wood effect laminate flooring, power points, central heating radiator and Upvc double glazed flush window over looking the rear garden.

### Bedroom 2

11'5" x 11'10" (3.49m x 3.61m)

Having fitted wardrobe, wood effect laminate flooring, power points, central heating radiator and Upvc double glazed flush window.

### Bedroom 3

14'6" x 7'5" (4.41m x 2.26m)

Having wood effect laminate flooring, power points, central heating radiator and Upvc double glazed flush windows to the front and rear.

### Box Room

7'9" x 5'10" (2.36m x 1.78m)

Having wood effect laminate flooring, power points, central heating radiator and Upvc double glazed flush window.

### Bathroom

Being fully tiled and having a white suite comprising of a panelled bath with fitted shower unit over with waterfall shower head, wash hand basin set in a vanity unit and low level WC. Airing cupboard housing the combination boiler, centrally heated chrome effect towel rail and Upvc double glazed frosted flush window.

### Garage

15'7" x 7'5" (4.74m x 2.26m)

Up and over door.

### Outside

The property has the benefit of gardens to the front and rear, the front having a tarmacadam driveway with side lawn, access to the garage and rear. The rear briefly comprises of a block paved patio, lawn with planted borders that leads to the timber patio area.

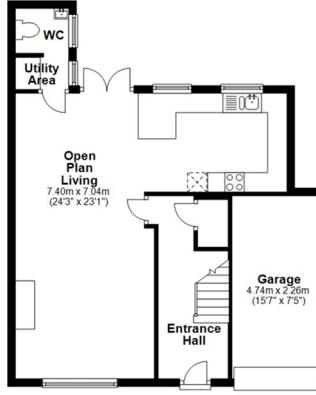
### Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is C payable to NWBC, EPC rating D.

### General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Ground Floor



First Floor



All floor plans are for a guide of the layout and not to scale.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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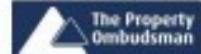
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