



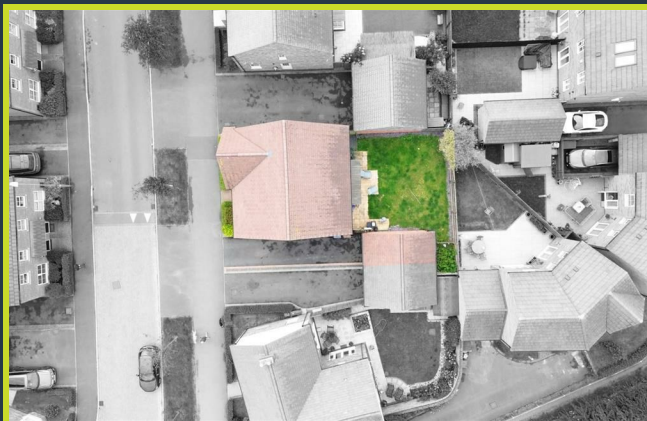
17 Dennis Way

| DE12 7BP | Guide Price £375,000

ROYSTON
& LUND

- Guide Price £375,000 - £385,000
- Four Bedroom Detached
- Utility & Ground Floor WC
- Fitted Blinds & Bay Window
- Private Driveway & Detached Garage
- ** NO CHAIN **
- Open-plan Kitchen/Diner
- Master Bedroom & En-suite Bathroom
- Additional Space for Office
- Freehold / Council Tax Band - E/ EPC Rating - B





Guide Price £375,000 - £385,000

****NO CHAIN****

Royston & Lund are delighted to present this beautifully designed and presented four-bedroom detached home, ideally positioned in the heart of Measham.

The property welcomes you into a hallway with access to an ample-sized lounge, filled with natural light thanks to a charming bay window and finished with fitted blinds, creating a warm and inviting space. The heart of the home is the stylish open-plan kitchen diner, with direct access to the garden through double patio doors. The bright and airy kitchen is fitted with a modern range of floor and wall units with a built in oven, hob, extractor, dishwasher, fridge and freezer. A separate utility room and ground floor WC provide added practicality. Additionally the property benefits from an office on the ground floor.

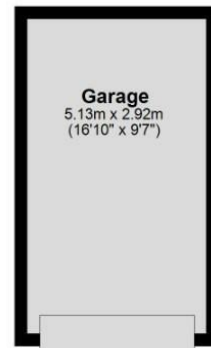
Upstairs, the good sized principle bedroom features a bay window and fitted blinds, along with a private en-suite bathroom and fitted wardrobe. Three further bedrooms are well-proportioned, two of which are double rooms with dual aspect windows. A family shower room complete the first floor.

Outside, the home enjoys a private driveway leading to a detached garage. The property also benefits a low maintenance rear garden.

Located in a well-connected area, the property is just moments from supermarkets, highly regarded schools, local restaurants, and natural green spaces.



Ground Floor
Approx. 84.8 sq. metres (913.3 sq. feet)



First Floor
Approx. 65.2 sq. metres (701.9 sq. feet)



Total area: approx. 150.1 sq. metres (1615.2 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales EU Directive 2002/91/EC

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**ROYSTON
& LUND**