



After an extensive programme of development the former police house now offers a thoroughly stylish and contemporary interior throughout.

Ground floor accommodation comprises cloakroom, luxury fitted kitchen/breakfast room, utility room, lounge, dining room and conservatory.

To the first floor the property affords five bedrooms, two with ensuite facility and generous guest bathroom. Externally the property boasts a large lawned rear garden in excess of 100' and an impressive shingle laid carriage driveway to the front serving an integral single garage with the overall plot approaching one quarter of an acre.

**OAK HILL ROAD
STAPLEFORD ABBOTTS
Price: offers in excess of £750,000**



ENTRANCE HALL

Recessed ceiling lights. Feature oak staircase ascending to first floor. Under stairs storage cupboard. Ceramic tiled floor. Radiator.

DINING ROOM

12' 8" x 11' 5" (3.86m x 3.48m) Double glazed leaded light window to front elevation. Ceiling cornice. Recessed ceiling lights. Radiator. Double doors to lounge.

LOUNGE

20' 4" x 11' 9" (6.20m x 3.58m) Double glazed leaded light window to front elevation. Ceiling cornice. Recessed ceiling lights. Feature brick built fireplace. Two radiators. Leaded light double doors to conservatory.

CONSERVATORY

20' 4" x 10' 6" (6.20m x 3.20m) Double glazed windows to all aspects. Double doors to rear elevation. Ceramic tiling to floor with under floor heating.

KITCHEN

21' x 11' 9" (6.40m x 3.58m) Double glazed leaded light window and double doors to rear elevation. Ceiling cornice. Recessed ceiling lights. Fitted with a range of matching eye and base level units with granite work surfaces and splash backs. Inset one bowl sink unit with mixer tap. Integrated appliances include DeLonghi range oven with extractor hood above, Hotpoint dishwasher and fridge freezer. Larder cupboard. Ceramic tiling to floor with under floor heating.

INNER HALL

Ceiling cornice. Recessed ceiling lights. Courtesy door to garage. Ceramic tiling to floor.

CLOAKROOM

Obscure double glazed leaded light window to side elevation. Pedestal wash hand basin and low level wc. Ceramic tiling to walls and floor. Radiator.

UTILITY ROOM

10' 3" x 8' 3" (3.12m x 2.51m) Double glazed leaded light window to rear elevation. Ceiling cornice. Recessed ceiling lights. Range of eye and base level units with contrasting work surfaces. Inset one bowl sink unit with mixer tap. Integrated washing machine. Cupboard housing central heating boiler. Ceramic tiling to floor. Radiator.

FIRST FLOOR LANDING

Ceiling cornice. Recessed ceiling lights. Access to loft. Radiator.

MASTER BEDROOM

14' 8" x 11' 8" (4.47m x 3.56m) Double glazed leaded light window to front elevation. Obscure leaded light window to side elevation. Ceiling cornice.

ENSUITE SHOWER ROOM

Obscure leaded light window to rear elevation. Suite comprises shower cubicle, pedestal wash hand basin and low level wc. Ceramic tiling to walls and floor. Heated towel rail.

BEDROOM TWO

12' x 8' 6" (3.66m x 2.59m) Double glazed leaded light window to rear elevation. Ceiling cornice. Recessed ceiling lights. Radiator.

ENSUITE SHOWER ROOM 2

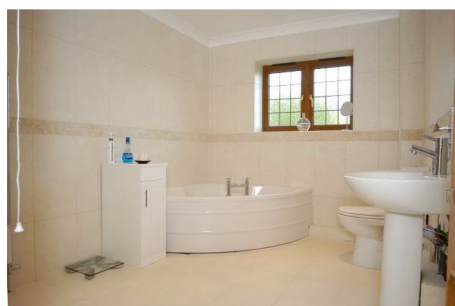
Obscure double glazed leaded light window to rear elevation. Suite comprises shower cubicle, pedestal wash hand basin and low level wc. Ceramic tiling to walls and floor. Heated towel rail.

BEDROOM THREE

11' 4" x 11' (3.45m x 3.35m) Double glazed leaded light window to front elevation. Ceiling cornice. Recessed ceiling lights. Radiator.

BEDROOM FOUR

11' 4" x 8' 3" (3.45m x 2.51m) Double glazed leaded light window to front elevation. Ceiling cornice.



Recessed ceiling lights. Radiator.

BEDROOM FIVE

8' 8" x 7' 10" (2.64m x 2.39m) Double glazed leaded light window to front elevation. Ceiling cornice. Recessed ceiling lights.

GUEST BATHROOM

14' 10" reducing to 10' 5" x 8' 2" (4.52m reducing to 3.18m x 2.49m) Obscure double glazed window to rear elevation. Ceiling cornice. Recessed ceiling lights. Suite comprises shower cubicle, panelled bath, pedestal wash hand basin and low level wc. Ceramic tiling to walls and floor. Heated towel rail.

REAR GARDEN

100' x 50' (30.48m x 15.24m) The rear garden commences with an extensive paved patio area surrounded by a low retaining wall. The remainder of the garden is laid to lawn with a range of mature trees and shrubs. Outside water tap. Timber garden shed.

FRONT GARDEN

Large shingle carriage driveway to the front serving an integral garage and accessed via two sets of electric gates (to be fitted).

INTEGRAL GARAGE

Electric up and over door.

