



Plot 44 | Lavendon Road, Olney

£740,000

4 Bedrooms

#### ABOUT THIS PROPERTY

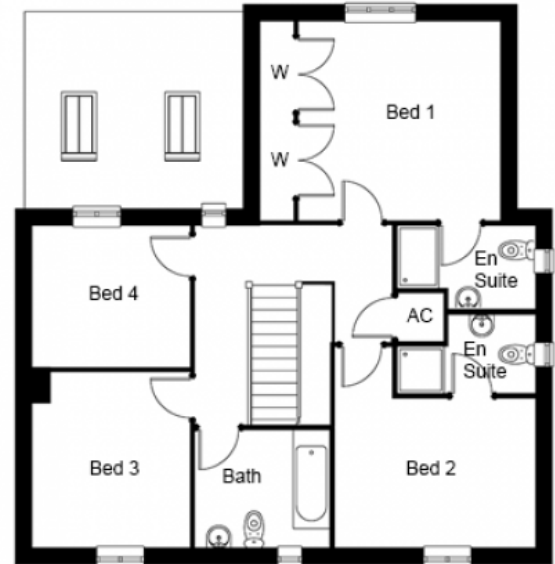
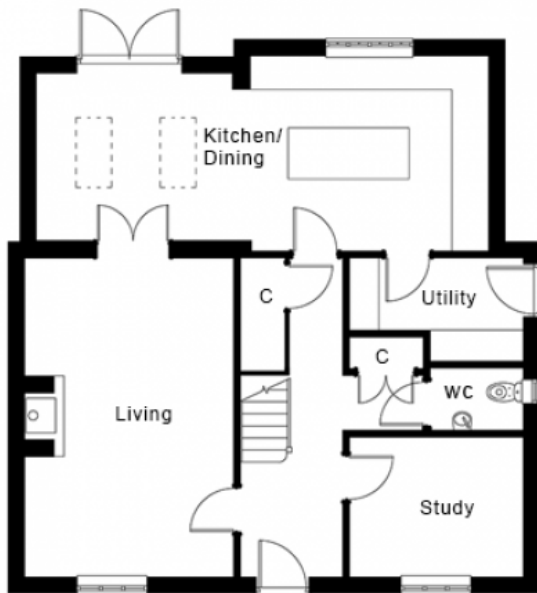
- Open plan kitchen/dining room
- Living room with woodburner
- Study
- Utility room
- Downstairs WC
- Bedrooms 1 & 2 with en suites
- Fibre broadband - Up to 1 Gbps
- Gas fitted central heating, underfloor heating to the ground floor and radiators to first floor
- Double garage and additional parking

#### INCLUDED AS STANDARD

- Symphony kitchen units with quartz worktops and upstand
- A-rated integrated Neff kitchen appliances (single oven, combination oven, fridge/freezer, induction hob, hood & dishwasher)
- Laminate worktop with splash back tiling to the utility room
- Sanitary ware from Ideal Standard
- Porcelanosa ceramic wall & floor tiles to WC, kitchen, utility, bathroom & en suites
- Heated chrome towel rails to bathroom and en suites
- Fibre broadband connection
- Alarm to house and garage
- Turf to front and rear gardens
- Outside tap

Call 01234 717700 Email [sales@francisjackson.co.uk](mailto:sales@francisjackson.co.uk) Visit [francisjacksonhomes.co.uk](http://francisjacksonhomes.co.uk)

Details are given as a general guide and may be subject to alteration. The plans shown are not to scale and dimensions should be used for reference only and should not be relied upon.



#### GROUND FLOOR DIMENSIONS

- Living room: 6.2m x 4m
- Kitchen/Dining: 8.7m x 3.7m
- Study: 3.3m x 2.7m
- Utility: 3.3m x 1.9m
- WC: 1.8m x 1.2m

#### FIRST FLOOR DIMENSIONS

- Bedroom 1: 4.6m x 3.8m (incl. wardrobes)
- En suite 1: 1.8m x 1.6m (excl. shower)
- Bedroom 2: 3.8m x 2.8m
- En suite 2: 1.8m x 1.5m (excl. shower)
- Bedroom 3: 3.3m x 2.8m
- Bedroom 4: 3m x 2.7m
- Bathroom: 2.6m x 2.2m

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