



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

**\*\* BEAUTIFUL FAMILY HOME AVAILABLE IN SOUGHT  
AFTER RESIDENTIAL AREA \*\***

A well presented 4 bedroom town house situated within short distance from Bentley Motors and Leighton Hospital. The accommodation is spread out across 3 storeys and comprises;

on the ground floor: entrance hall, guest bedroom/study with ensuite shower room, separate WC, kitchen with breakfast area. On the 1st floor there is living room and second bedroom. Top floor consists of master bedroom with ensuite and built-in wardrobes, 4th bedroom and family bathroom. Low maintenance garden is located at the rear of the house, accessible through the patio door in the kitchen. There are 2 allocated parking spaces available at the back of the property.