

## **CHERTSEY**



## £295,000

A fantastic opportunity to purchase this Tingdene Kensington 60' x 12' park home located on this popular residential site which is still under manufacturer warranty and must be seen to appreciate the accommodation and location on offer:

\*60' x 12'\* 2 Bedrooms & Study \*Kitchen/breakfast room
\*Integrated appliances \*Modern fitted kitchen
\* Double Glazed Windows \*One dog or one cat allowed \*over 50's
\* refurbished shower room \*Driveway\*Air conditioning units

01932 859898 <u>FREE</u> NO OBLIGATION VALUATION <u>www.edward-barclay.co.uk</u>

	Double glazed door leading to the:
HALLWAY:	power points, radiator, coving to the ceiling, tiled floor.
LOUNGE:	14'10'' x 11'1'' Rear aspect French doors overlooking the garden and surrounding nature reserve, power points, radiator, side aspect double glazed window.
<u>KITCHEN/</u> <u>BREAKFAST:</u>	11'3'' x 11'1'' (including depth of units) eye and base level units, laminated roll top worksurface, 1 ½ bowl sink/drainer, 4 ring electric hob with extractor above and built in oven below, integrated fridge and freezer, integrated washing machine, integrated dishwasher, part tiled walls, tiled floor. vaulted ceiling with inset into ceiling spotlights, power points, radiator.
<u>BEDROOM 1:</u>	11'2'' x 11'1'' (max), front aspect double glazed window, radiator, power points, inset into ceiling spotlights, coving, built in wardrobes with hanging space and storage with further overbed storage cupboards, vaulted ceiling with spotlights, power points, radiator, air conditioning unit.
BEDROOM 2:	9'10'' x 7'9'' (max) Side aspect double glazed window, radiator, power points, Built in wardrobe.
<u>STUDY/</u> <u>BEDROOM 3:</u>	7'9'' x 4'6'' Side aspect double glazed window, power points, radiator.
SHOWER ROOM:	White suite comprising toilet, wash hand basin inset into vanity unit, walk in double shower cubicle, heated towel rail, part tiled walls, tiled floor.
OUTSIDE:	Driveway with parking, pitch which has a lawned area overlooking the nearby Nature reserve.

While we check all the quoted dimensions carefully they may be subject to a small margin of error and are intended as a rough guide to the accommodation offered. We caution against their use when ordering fitments or new carpets etc. These are correct to the best of our knowledge. We should bring to your attention, however, that the services to this property, together with any electrical circuits/heating systems and appliances, have not been tested by our company and therefore cannot guarantee their operating ability or efficiency. We would advise all interested parties to obtain verification from their solicitor or surveyor.