



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

FREE NO OBLIGATION VALUATION
www.edward-barclay.co.uk

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.

KITCHEN/
BREAKFAST: 11'3" x 11'1" (including depth of units) eye and base level units, laminated roll top worksurface, 1 ½ bowl sink/drain, 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.

BEDROOM 1: 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.

STUDY/
BEDROOM 3: 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.