



4

Bedrooms



3

Bathrooms



WARREN



**WARREN
BRADLEY**
e s t a t e s



WARREN



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We are pleased to offer for sale this extremely spacious 4 bedroom end of terrace family home on Wakemans Hill Avenue.

The property benefits from two large reception rooms, an extended kitchen/diner, downstairs bedroom with ensuite shower room, bathroom on the ground floor, 3 large bedrooms, family bathroom and separate WC on the first floor.

Externally the property benefits from off street parking for 2 cars and a very large rear garden.

Located close to all local amenities and transport links the property is offered chain free.

Front Porch 1.00m x 1.40m (3.28ft x 4.59ft)

Brick built porch area leading to front door

Entrance Hall 4.50m x 1.70m (14.76ft x 5.58ft)

Stairs to first floor, doors to all rooms, wood laminate flooring

Front Reception 3.20m x 3.20m (10.50ft x 10.50ft)

Bay window to front, wood laminate flooring

Rear Reception 3.80m x 2.90m (12.47ft x 9.51ft)

Patio doors to extended kitchen, wood laminate flooring

Kitchen/Diner 7.30m x 2.00m (23.95ft x 6.56ft)

Tiled floor, range of base and wall units, sink and drainer, plumbing for washing machine, gas hob, door to garden

Downstairs Bathroom 2.60m x 1.80m (8.53ft x 5.91ft)

Tiled floor, tiled walls, panel bath, hand basin, low flush WC

Bedroom 4 3.70m x 2.00m (12.14ft x 6.56ft)

Window to front, wood laminate flooring, door to utility area, door to ensuite shower and toilet

First Floor Landing 2.00m x 1.90m (6.56ft x 6.23ft)

Doors to all rooms on first floor, carpeted

Bedroom 1 3.50m x 3.00m (11.48ft x 9.84ft)

Carpeted, bay window to front

Bedroom 2 3.80m x 3.00m (12.47ft x 9.84ft)

Carpeted, window to rear

Bedroom 3 2.30m x 1.90m (7.55ft x 6.23ft)

Carpeted, bay window to front

Bathroom 1.90m x 1.60m (6.23ft x 5.25ft)

Panel bath, hand basin, window to rear

Separate WC 1.00m x 1.80m (3.28ft x 5.91ft)

Low flush WC, window to side

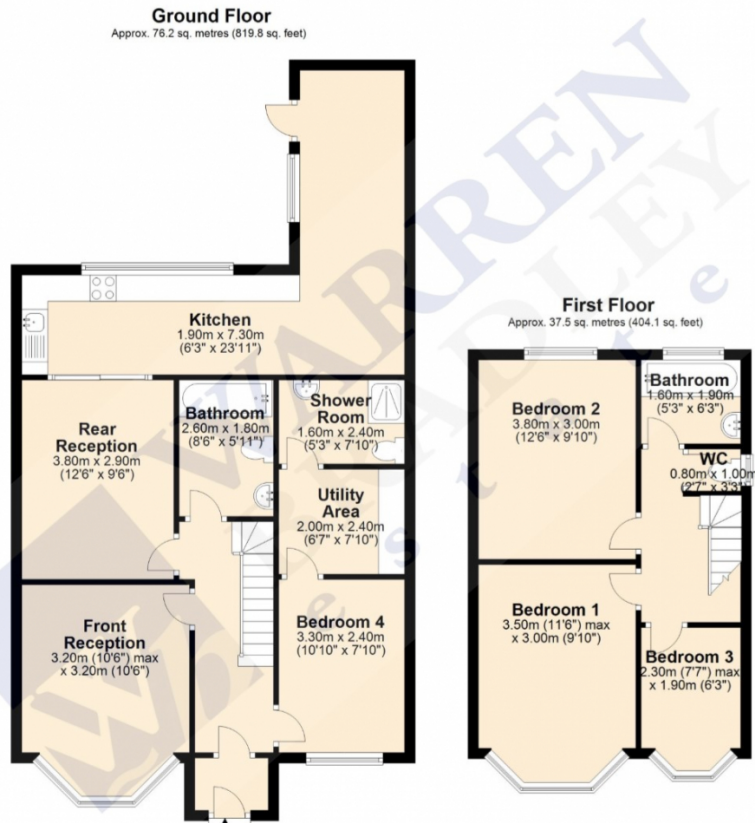
Rear Garden

Large Rear Garden, lawn and patio area

Off Street Parking

Off Street Parking for 2 cars

Freehold



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Total area: approx. 113.7 sq. metres (1223.9 sq. feet)

