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20 Wheelwright Way, WOODFORD HALSE

Asking Price £279,950

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more than just selling superior houses

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A VERY WELL PRESENTED THREE BEDROOM PROPERTY KITCHEN DINING ROOM***ENSUITE TO BEDROOM ONE***DOWNSTAIRS WC***OFF ROAD PARKING FOR TWO CARS***

A lovely three bedroom end of terrace home situated in the village of Woodford Halse. The property has a good size lounge, kitchen diner with double doors opening out onto the rear garden and a downstairs WC completes the ground floor. Upstairs are three bedrooms with the main bedroom having an ensuite shower room and a family bathroom. Outside are two off road parking spaces to the front and a pleasant rear garden. EPC - C

Entered Via
Composite part glazed door set under a canopy storm porch with outside courtesy light to one side opening into entrance hall.

Entrance Hall
Stairs rising to first floor landing, wooden floor, radiator, smoke alarm, white panel door to lounge.

Lounge
13'10" x 12'2" (4.22m x 3.7m) A very well presented room with continuation of the wooden floor from the entrance hall, Upvc double glazed window to front aspect, double panel radiator and glazed panel door into inner hallway.

Inner Hallway
5'11" x 3'4" (1.8m x 1.02m) Good sized storage cupboard, white panel door to cloakroom, wooden floor, open through to kitchen dining room.

Cloakroom
Fitted with a two piece suite comprising a low level WC and pedestal wash hand basin, half height tiling to walls, extractor fan and tiled floor.

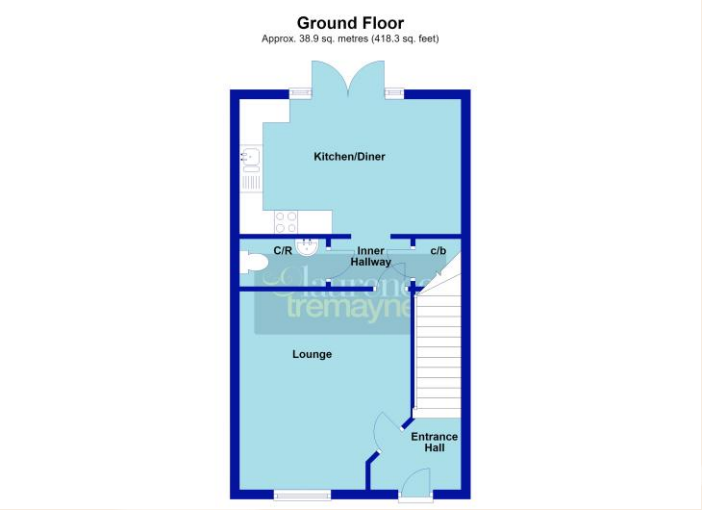
Kitchen Dining Room
15'5" x 9'5" (4.7m x 2.87m) A lovely room fitted with a range of shaker style base and eye level units with work surfaces over, built in appliances to include Neff double oven and gas hob with extractor over, dishwasher and washing machine, stainless steel one and a half bowl sink unit with mixer tap over, tiling to water sensitive areas, double panel radiator, wooden floor, Upvc double glazed double doors with windows to side onto patio area of rear garden.

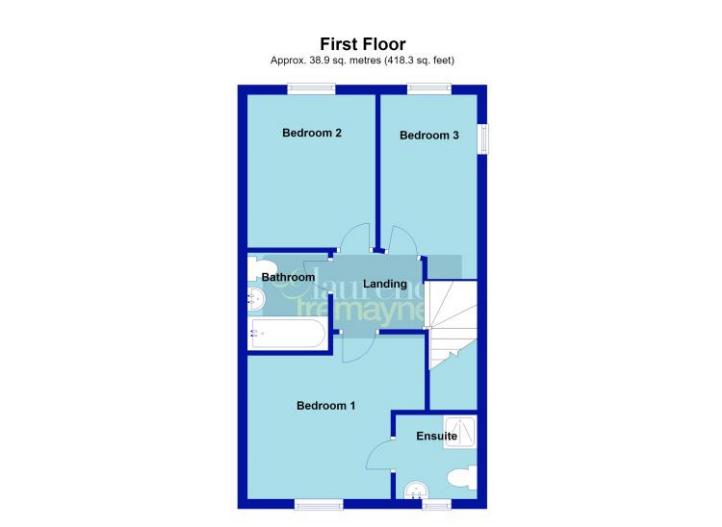
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Landing
Access to loft space, smoke alarm, white panelled doors to first floor accommodation.

Bedroom One
11' x 10'1" (3.35m x 3.07m) Upvc double glazed window to front aspect, radiator, inset space to one wall for wardrobes, white panelled door to ensuite

Ensuite
Fitted with a fully tiled shower cubicle, low level w.c, pedestal wash hand basin with tiled splashback, radiator, tiled floor, extractor, frosted Upvc double glazed window to front aspect.

Bedroom Two
10'10" x 8'8" (3.3m x 2.64m) A lovely second double bedroom with Upvc double glazed window to rear aspect and radiator.

Bedroom Three
13' x 6'7" (3.96m x 2m) Upvc double glazed window to rear aspect, double panel radiator.

Bathroom
Fitted with a three piece suite comprising panel bath with shower over, glass shower screen and full height tiling around, pedestal wash hand basin with tiled splashback, low level WC, extractor fan, tiled floor, radiator.





Outside

Front
There are two parking spaces at the front of the property. A walkway runs down the side giving gated access to the rear garden and continues around the back of the property allowing gated access to the neighbouring garden.

Rear
A paved patio area sits adjacent to the property and continues as a pathway to one side leading to a decking area at the bottom. The remainder of the garden is laid to lawn with borders well stocked with a variety of plants and shrubs.

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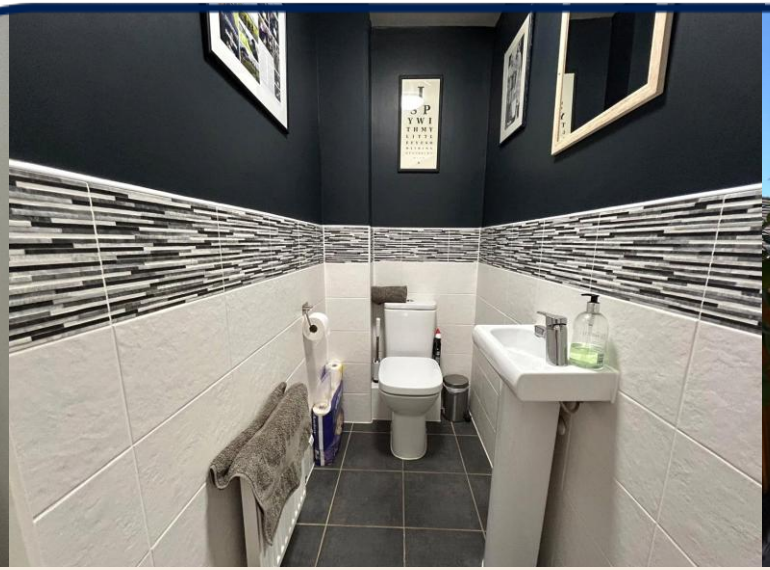
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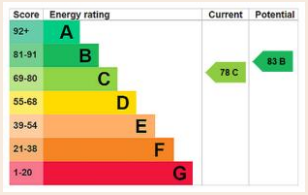
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Viewing strictly by appointment with the agent

AGENTS DISCLAIMER
Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.
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Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request. "YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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2 floorplans available on our **Website**

23 photos available on our **Website**