

# Lambourne Carmody

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**Bower Way, Cippenham, Berkshire, SL1 5HX**



**£450,000 – FREEHOLD – EPR (D67)**


**Providing spacious living accommodation over 3 floors is this well presented 4-bedroom mid terrace house. Benefits include en-suite wet room to master bedroom, modern 4 piece bathroom suite, modern kitchen, south facing rear garden, off street parking for 2 cars. Internal viewings highly recommended.**

**Opening Times:** Our office is open 9.00am to 6.30pm Monday to Friday, 9.00am to 4.30pm Saturdays.

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## Accommodation (All measurements are approximate)

**Entrance Hall:** Stairs to first floor, panelled radiator, under stairs storage cupboard & door to kitchen.



**Lounge:** 10'6 x 10'5 Bay fronted window, laminate flooring, TV point & panelled radiators.



**Dining Room:** 11'2 x 11'1 Rear aspect double glazed window, French doors to rear garden, panelled radiator, leading to lounge.



**Kitchen:** 9'5 x 8'5 Rear aspect double glazed window, rolled edge work surfaces & tile splash back, 1 ½ stainless steel sink unit, gas hob & double electric oven, space for fridge freezer, plumbing for washing machine & dish washer, door to dining room & door to rear garden.



## **First Floor**

**Landing:** Doors to bedroom 2, 3 & 4 bathroom & stairs to second floor.

**Bathroom:** Two frosted rear aspect double glazed windows. Free standing bath, individual shower cubical, fully tiled walls & flooring, heated towel rail, pedestal hand wash basin & low level WC.



**Bedroom 2:** 12'1 x 10'6 Front aspect double glazed window & panelled radiator.





**Bedroom 3:** 11'2 x 11'1 Rear aspect double glazed window & panelled radiator.



**Bedroom 4:** 11'2 x 11'1 Rear aspect double glazed window, panelled radiator and built in storage cupboard.



## **Second Floor**

**Bedroom 1:** 11'11 x 9'9 Rear aspect double glazed 'VELUX' windows, eves storage on both sides, panelled radiator, door to en-suite.....

**En-suite Wet Room:** Rear aspect double glazed 'VELUX' window, thermostatic shower, pedestal hand wash basin, low level WC, tiled walls & flooring.



## **Outside:**

**Front Garden:** Off street parking for two cars.

**Rear Garden:** Fully enclosed by panel fencing is this well cared for south facing rear garden with patio area, laid to lawn, outside water tap, timber cabin and pedestrian side gate.



**Timber Cabin:** Plumbing for washing machine & space for additional appliance, base level units with work tops, power points, running water, decking area to front.



**PLEASE NOTE:** THESE PARTICULARS ARE INTENDED AS A GENERAL GUIDE ONLY AND DO NOT CONSTITUTE ANY PART OF AN OFFER. ALL POTENTIAL PURCHASERS/TENANTS SHOULD SATISFY THEMSELVES THAT ALL INFORMATION IS STATED IS CORRECT PRIOR TO EXCHANGE OF CONTRACTS. WE DO NOT TEST ANY APPLIANCES AND ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON FOR CARPETS AND FURNISHINGS.

