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Any floor plans shown are for identification purposes only and are not to scale
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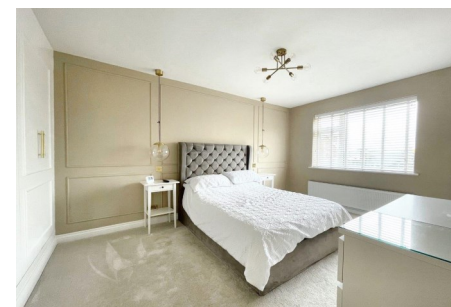


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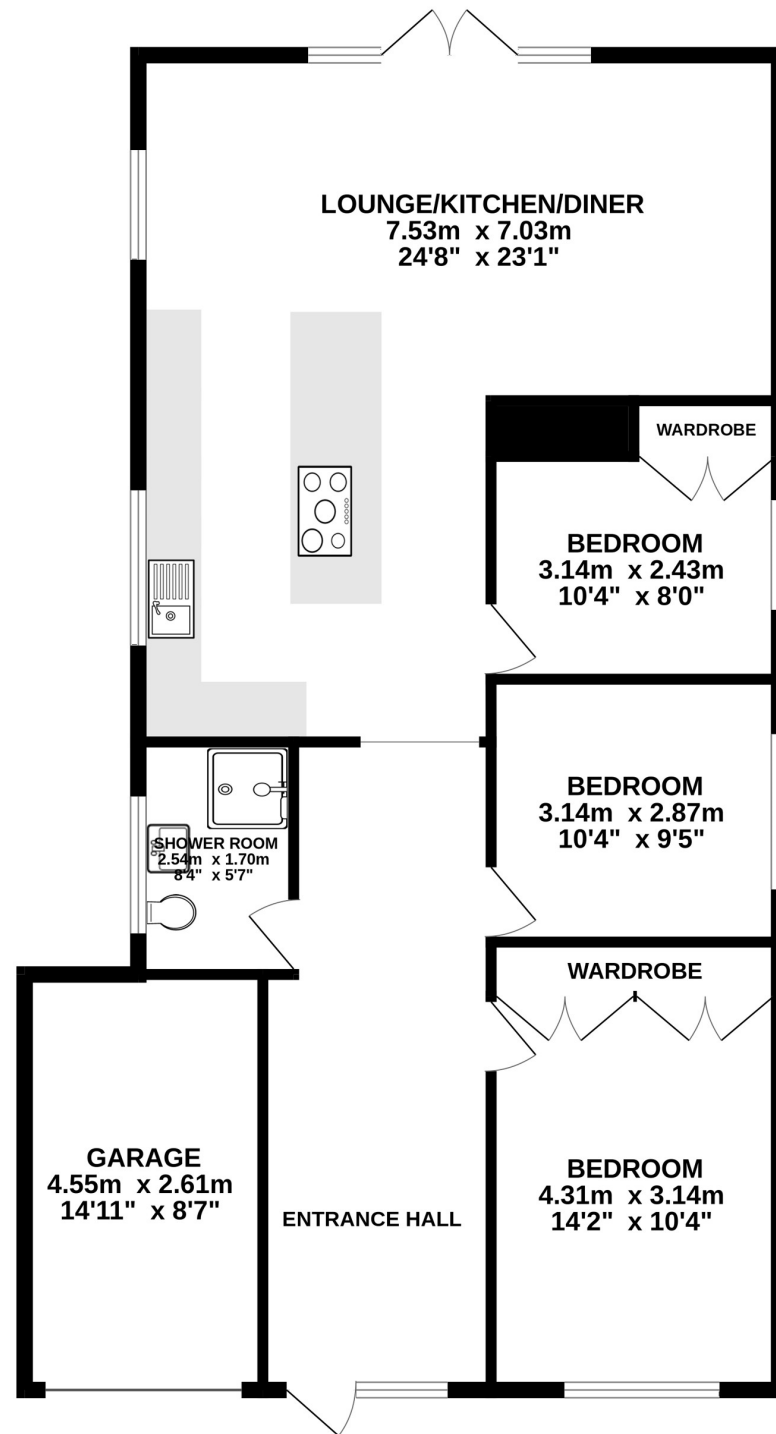
29 Warren Way, Telscombe Cliffs, BN10 7DL
 Guide Price
£425,000

EPC : D



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GROUND FLOOR
107.6 sq.m. (1159 sq.ft.) approx.



This well presented and spacious 3 bedroom detached bungalow has been much improved by its current owners, the property is located in a favoured no through road in Telscombe Cliffs and is situated close to Telscombe Tye, Telscombe playing fields, downland walks and local school.

The accommodation offers a modern style of open plan living with its large dual aspect L-shape lounge/kitchen/dining and breakfast room. The kitchen comprises of matt black units with low level and surface lighting, integrated appliances, large central island with breakfast bar and electric hob. The lounge area offers a cozy space to relax in the evening and overlooks the well landscaped rear garden. The bedrooms are all good size rooms with bedroom one and three coming with built in wardrobes. The shower room/wc is complete with its modern white suite and is fitted with a walk-in shower cubical, wash basin and wc.

Outside: The front garden offers ample off road parking with its block paved driveway and shingle area. There is a garage that is accessed via its up and over door. The rear garden is well landscaped and offers an additional space to entertain family and friends.

This is a property that needs to be viewed to appreciate the amount of living space that is on offer from the moment you step in to the large entrance hall.

The accommodation with approximate room measurements comprises:

SPACIOUS ENTRANCE HALL 24'6" max x 7' max (7.46m x 2.13m)

DUAL ASPECT OPEN PLAN LOUNGE/KITCHEN/ DINING ROOM

WEST FACING BEDROOM 1 14'2" to built in wardrobes x 10'4" (4.31m x 3.14m)

SOUTH FACING BEDROOM 2 10'4" x 9'5" (3.14m x 2.87m)

SOUTH FACING BEDROOM 3 10'4" x 8' (3.14m x 2.43m)

SHOWER ROOM/WC 8'4" x 5'7" (2.54m x 1.70m)

OUTSIDE

FRONT GARDEN

GARAGE 15'5" max x 8'7" max (internal measurements) (4.69m x 2.61m)

REAR GARDEN

Council tax band: D

29 WARREN WAY TELSCOMBE CLIFFS

TOTAL FLOOR AREA : 107.6 sq.m. (1159 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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