



m **mather**
estates
independent agents

Waterdell Lane End AL10 9AG
Guide Price £525,000



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Nestled away on a leafy well established plot, at the end of a lane is this deceptively spacious detached bungalow with detached garage and parking offered for sale with no onward chain.

The accommodation briefly comprises of entrance hall, lounge with picture window overlooking the garden, separate dining room, kitchen/breakfast room, utility room, four good size bedrooms and a refitted shower room. The bungalow is double glazed and has gas radiator central heating.

The fabulous plot offers gardens to front, side and rear, the gardens are very well established and a real credit to our seller! There is private off street parking for several vehicles and a detached garage.

Please contact us on 01707 270777 for further information.



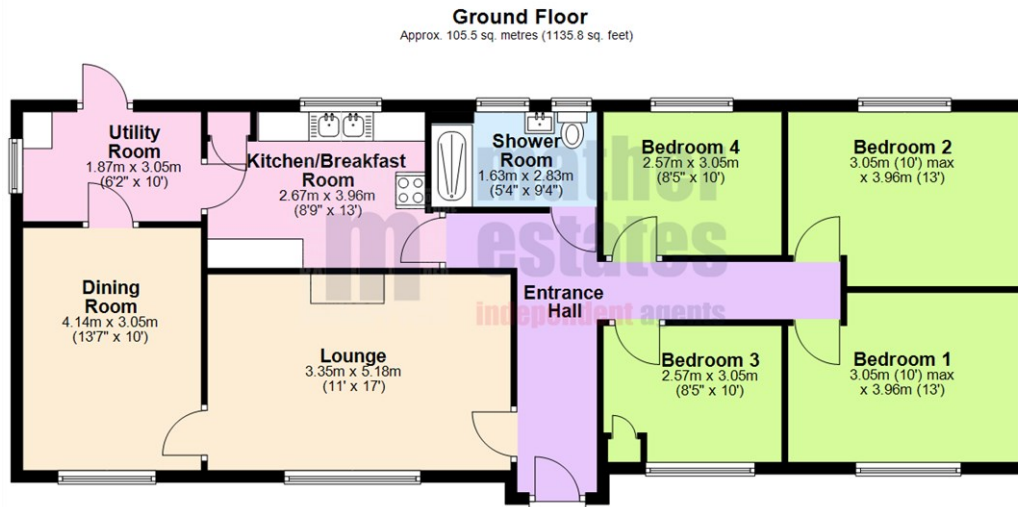








Entrance Hall Double glazed entrance door and wing window to front, radiator, access to loft, central heating thermostat and controls, doors to: Lounge Double glazed picture window to front, two radiators, feature fireplace with tiled surround and hearth, door to: Dining Room Double glazed window to front, radiator, door to: Utility room Double glazed window to side and door to rear, fitted base unit with worktop over, space for washing machine and tumble dryer, radiator, door to: Kitchen/breakfast Room Fitted with a range of wall and base units, complimentary work surfaces and splash back, inset twin bowl sink/drainer with mixer tap, space for fridge/freezer and cooker, wall mounted gas fired boiler, storage cupboard, radiator, double glazed window to rear, door to entrance hall. Bedroom One Double glazed window to front, radiator. Bedroom Two Double glazed window to rear, radiator. Bedroom Three Double glazed window to front, built in single wardrobe, radiator. Bedroom Four Double glazed window to rear, radiator. Refitted Shower Room Refitted to comprise of double shower, vanity wash hand basin with mixer tap and cupboard under, concealed cistern dual flush wc, complimentary splash backs and tiling, heated towel rail, two double glazed window to rear. Well Established Gardens The private well stocked and established gardens are a particular feature of this home, they are a real credit to our seller and have taken many years of love and dedication to establish, lawn area, mature flowers, shrubs and evergreens, various specimens and fruit trees, vegetable garden, water tap, lighting. Detached Garage & Off Street Parking	Detached garage with up and over door, private off street parking for several vehicles.
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Total area: approx. 105.5 sq. metres (1135.8 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

