



## 20 Old School Place, Westfield, Surrey, GU22 9LX

£360,000

- Luxury Two Double Bedroom Fully Furnished House.
- Contemporary Furniture
- Parking
- Gas Central heating
- Redecorated to a High Standard.
- Private Enclosed Garden with Rear Access and Shed
- Double Glazed
- AVAILABLE EARLY NOVEMBER



## 20 Old School Place, Westfield GU22 9LX

FULLY FURNISHED two double bedroom house, carpets and every accessory required to just move in!!! This amazing property would be suitable for a professional couple or single person that enjoys the luxury lifestyle with quality furnishing's and decor.

AVAILABLE EARLY NOVEMBER



Council Tax Band: D



### Entrance Porch

White UPVC panelled door to:

### Entrance Hall

Modern contemporary entrance hall, offers lots of natural light and a spacious entrance with welcome mat and carpets, under stair storage cupboard. Radiator, cloaks hooks, coving and electric smoke alarm.

### Kitchen

Well designed and practical kitchen offering a magic corner cupboard for clever storage, ample further cupboards and draws filled with a generous selection of modern crockery and cutlery all housed within the cupboards, along with saucepans and utensils. Every detail considered, so all you need will be groceries to start cooking in this home from home kitchen. Range of matching light wood effect base and eye level cupboards with under unit lighting. Modern roll edge work surfaces with inset 1 ¼ stainless steel sink unit and mixer tap. Inset AEG electric hob and oven with extractor. Other appliances include large fridge-freezer and a washing machine. Part tiled walls, large double glazed windows to front aspect with venetian blinds.

### Living Room

16'1" x 12'11"

Amazing modern large lounge with contemporary features including unique vertical hung radiators, large double glazed patio door that leads onto a beautifully maintained rear garden. Superbly interior designed with complementary pictures, sofa bed and a matching single chair, space saving modern dining room table with chairs stored underneath ready for entertaining, beautiful wall unit to house the television and personal trophies!! This fantastic lounge has a relaxing atmosphere created by quality furnishings including carpet and neutral decoration.

### Stairs to landing

Quality carpets and neutrally decorated,

### Master Bedroom

9'11"x 29'6"

Situated at the rear of the property offering fantastic views of the garden, double glazed large window, beautiful feature wall paper with complementary curtains and brand new bed furnishings. Ottoman bed allowing lots of extra storage underneath, large double mirrored wardrobe, floor to ceiling sliding doors with his and hers hanging and shelf space.

### Second Bedroom

10'1" x 8'4"

Situated at the front of the house with pleasant views of Old School Place, double built in wardrobes, and a double Ottoman bed with space underneath for extra storage. Bed furnishings, quality carpet, radiator and panelled door

### Bathroom

7'7" x 5'8"

Modern white bathroom suite boasts a large panel enclosed bath and a fixed shower and screen with a monsoon shower head. Low flush wc, wash basin with mixer tap, floor to ceiling tiled, heated towel rail, extractor and spotlights.

### Outside

#### Front Garden

Parking space, mostly laid to lawn and pathway leading to property.

#### Rear Garden

47'0"

Beautifully presented garden offering an easterly aspect, patio seating area, mostly laid to lawn and a storage shed with rear access for your gardening equipment.

EPC rating C

Council tax band D



Directions

Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

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