



# CHANGE HOMES



7 Hatton Grange Brownley Green Lane, Warwick, CV35 7BZ  
Guide price £280,000





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# 7 Hatton Grange Brownley Green Lane

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- NO CHAIN
- Gated Development
- Field Views To The Front & Back
- WC
- Two Double Bedrooms
- Parking
- Modern Throughout
- Fantastic First Home Or Lock Up & Leave

**\*\*NO CHAIN, Stunning Field Views & Gated Development \*\*** Newly built in 2017 in a small development of 13 properties stands this two double bedroom home. Offering no forward chain and amazing views this property briefly comprises; entrance hallway, WC, 'L' shape kitchen breakfast room with bar area, living dining room with double doors, landing, two double bedrooms with storage and fitted wardrobes and family bathroom. Externally there is a walled garden with views onto the back and allocated parking on driveway for two cars.



## Entrance Hallway

**WC** 5'10 x 2'7 (1.78m x 0.79m)

**Kitchen Breakfast Room** 14'5 x 13'1 (4.39m x 3.99m)

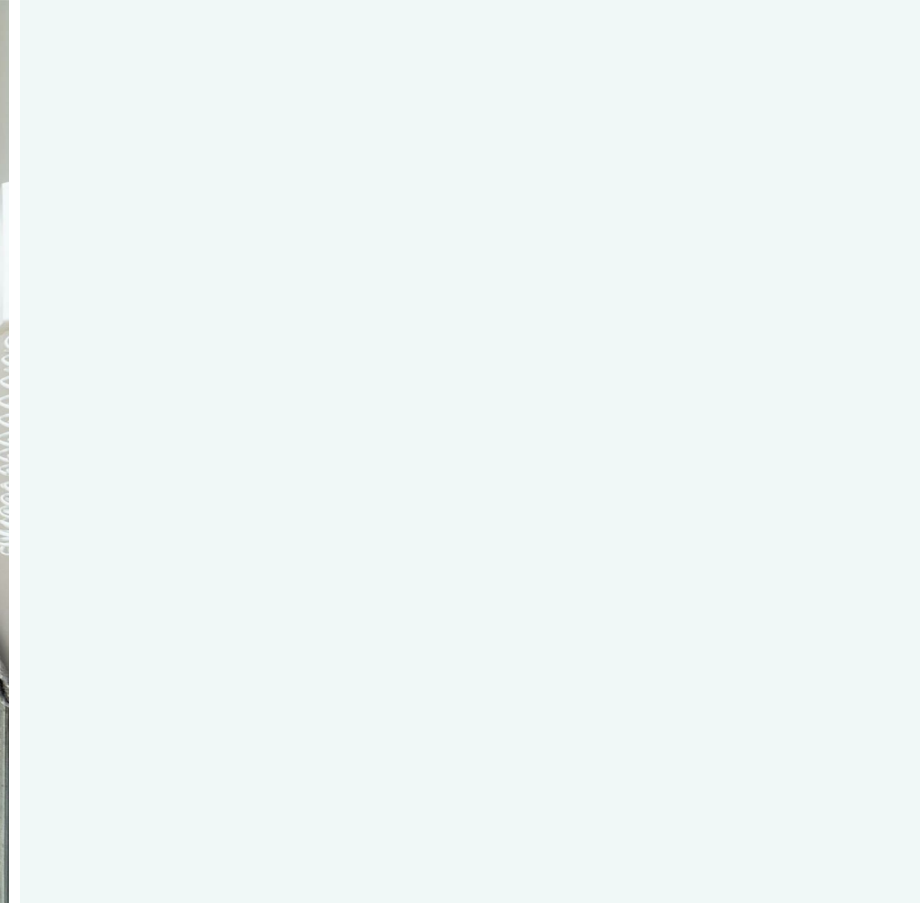
**Living Dining Room** 13'6 x 13'1 (4.11m x 3.99m )

**Landing**

**Bedroom 1** 13'1 x 10'08 (3.99m x 3.25m)

**Bathroom** 6'5 x 6'1 (1.96m x 1.85m)

**Bedroom 2** 10'06 x 6'8 (3.20m x 2.03m)

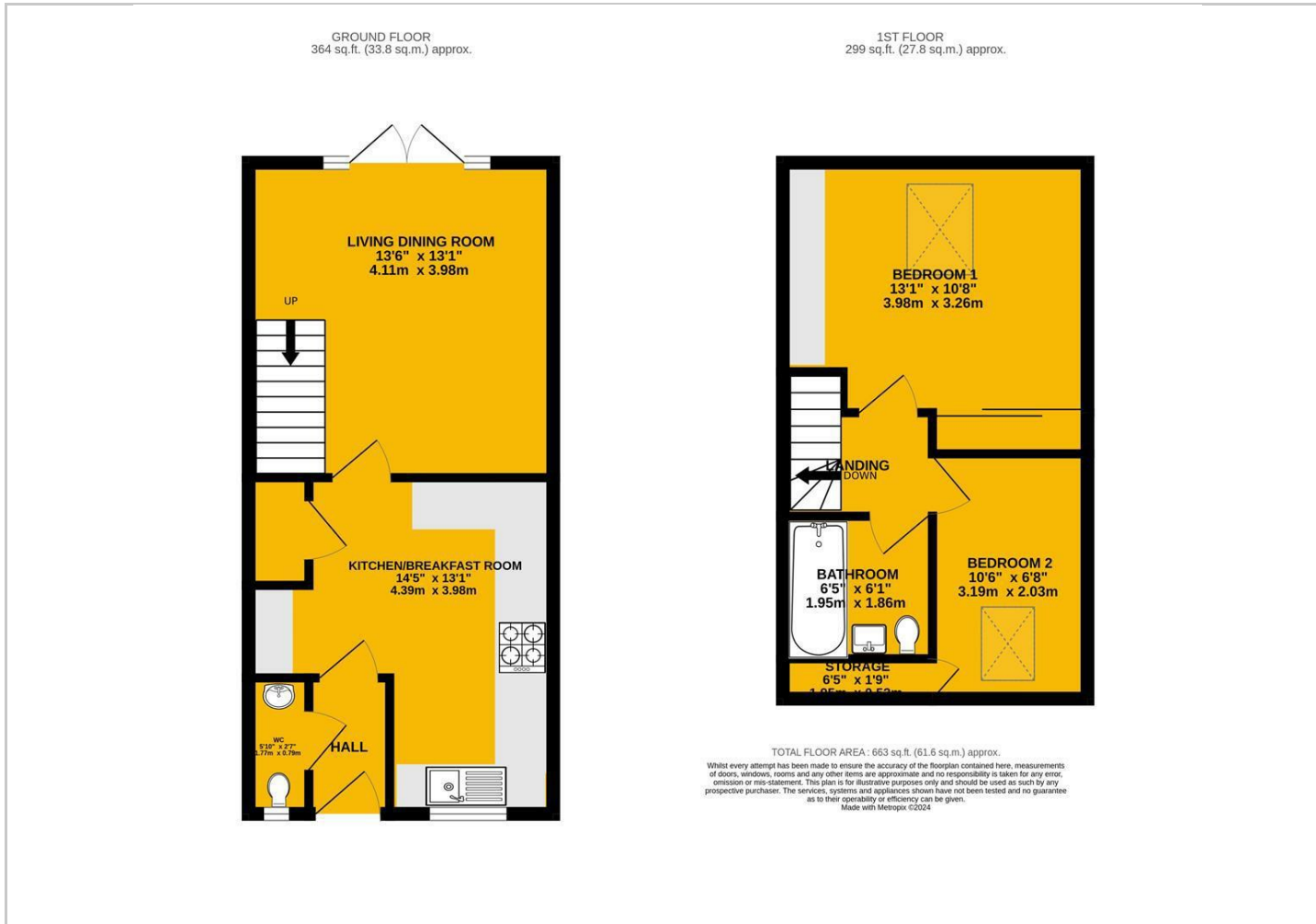


## Directions

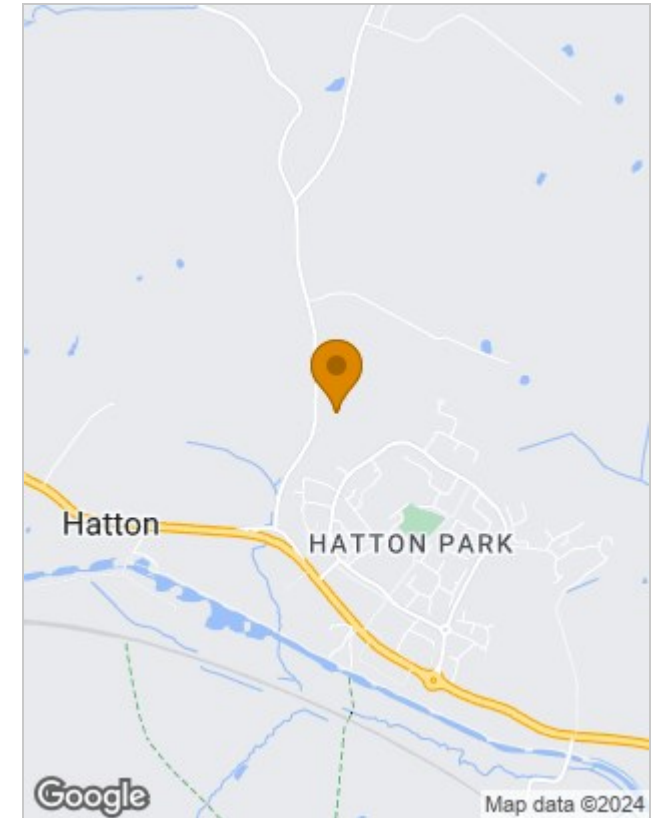




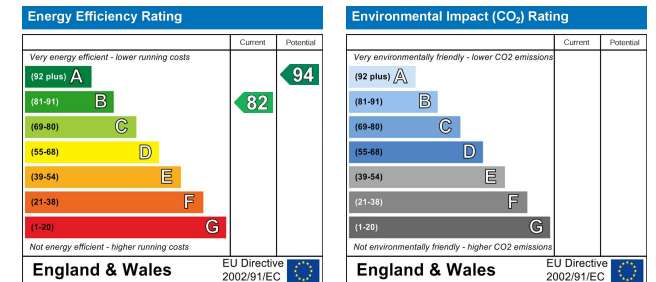
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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Contact us: Knowle 01564 791 130 or Warwick 01926 830 726

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