



A SPACIOUS FOUR DOUBLE BEDROOM FAMILY HOME situated in the popular village of Woodford Halse. The property was built in 2017 to their Haddenham design with accommodation briefly comprising good sized entrance hall, 20' KITCHEN/DINING/FAMILY ROOM, UTILITY ROOM, lounge and CLOAKROOM to the ground floor. To the first floor are four double bedrooms with ENSUITES to both BEDROOMS ONE and TWO and a family bathroom. Outside are front and rear gardens, GARAGE and OFF ROAD PARKING for two cars. Fast Find 13945. EPC - B



fast find
13945

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13 photos available
on our Website



2 floorplans available
on our Website

£375,000

19 Wheelwright Way, WOODFORD HALSE

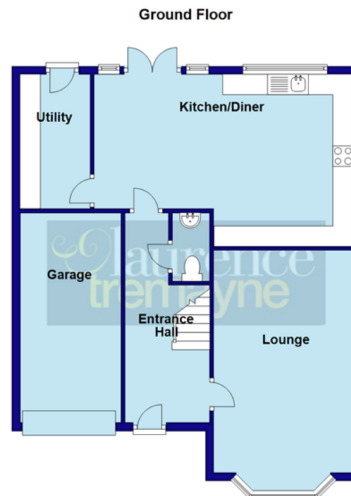
Entered Via
Composite door into entrance hall.

Entrance Hall

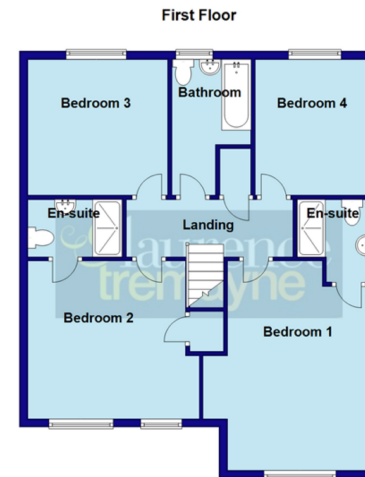
A good sized entrance hall with stairs rising to first floor, single panel radiator, understairs storage cupboards, smoke alarm, white panel doors to cloakroom, kitchen/dining/family room and lounge.

Lounge 17'10" x 11'2" (5.44m x 3.40m)

Upvc double glazed bay window to front aspect, double panel radiator, single panel radiator, television point, telephone point.



Total area: approx. 147.6 sq. metres (1588.9 sq. feet)



Cloakroom

Fitted with a low level Wc and pedestal wash hand basin, half height tiling to walls, extractor, spotlights to ceiling, single panel radiator.

Kitchen/Dining/Family Room 20'9" x 13'10" narrowing to

Kitchen

Fitted with white high gloss eye and base level units with granite work surfaces over, upstands, one and half bowl stainless steel sink unit with mixer tap over, built in five ring AEG gas hob with stainless steel canopy over, AEG electric double

oven, fridge/freezer and dishwasher, extractor, upvc double glazed window to rear aspect, tiled floor.

Dining/Family Room

Upvc double glazed French doors with windows to side onto patio area of rear garden, television point, two double panel radiators, spotlights to ceiling, white panel door to utility room.

Utility Room 10'9" x 5'7" (3.28m x 1.70m)

Fitted with a range of white high gloss base units with rolled edged work surfaces over, upstands, stainless steel sink unit and drainer with mixer tap over, matching tall storage cupboard with shelving, cupboard housing gas fired central heating boiler, built in washing machine, space and plumbing for tumble dryer, tiled floor, composite door to rear garden.



Landing

Access to loft, smoke alarm, cupboard housing hot water cylinder, single panel radiator, white panel doors to first accommodation.

Bedroom One 15'4" x 11'6" (4.67m x 3.51m)

Two double built in wardrobes, double panel radiator, two upvc double glazed window to front aspect, white panel door ensuite.

Ensuite 6'5" x 5'9" "max dimensions" (1.96m x 1.75m "max

Fitted with a low level wc, pedestal wash had basin, double shower cubicle, chrome heated towel rail, full height tiling to walls,



extractor, spotlights to ceiling.

Bedroom Two 12'7" x 11'7" (3.84m x 3.53m)

Built in wardrobes, good sized storage cupboard, single panel radiator, two upvc double glazed windows to front aspect, white panel door to ensuite.

Ensuite 7'4" x 4'5" (2.24m x 1.35m)

Fitted with a low level wc, pedestal wash had basin, double shower cubicle, chrome heated towel rail, full height tiling to walls, extractor, spotlights to ceiling, frosted upvc double glazed window to side aspect.



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Bedroom Three 10'10" x 10'7"
(3.30m x 3.23m)

A double bedroom with upvc double glazed window to rear aspect, single panel radiator.

Bedroom Four 10'7" x 9'1"
(3.23m x 2.77m)

A further double bedroom with upvc double glazed window to rear aspect, single panel radiator.

Family Bathroom 10'5" x 6'2"
(max dimensions) (3.18m x 1.88m)

Fitted with a panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, chrome heated towel rail, full height

tiling to walls, frosted upvc double glazed window to rear aspect.

Outside

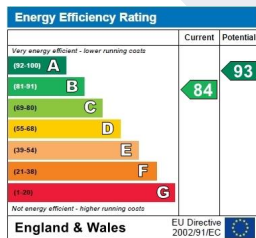
Front

A tarmac driveway allows off road parking for two cars and leads to a single garage with metal up and over door and power and light fitted. The garden is laid to lawn with a paved pathway to side leading to gated access to rear.

Rear

A tiled patio area sits adjacent to the property and continues to one side of the garden where there is a Hartley Botanic plant house, to the other side is a lawned area with the rear of the garden being tiered to create raised flower beds. All enclosed by timber panel fencing.

**Viewing strictly by
appointment with the agent**



Agents Disclaimer

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request.

"YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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