



ESTATE AGENTS

[www.cwestateagents.co.uk](http://www.cwestateagents.co.uk)



**Hampstead Drive, Wychwood Park, Weston CW2 5GT**

Offers in excess of £800,000



01606 514 152 [info@cwestateagents.co.uk](mailto:info@cwestateagents.co.uk)

@CWestateAgent @CWestateAgents

# Hampstead Drive

Wychwood Park, Weston, CW2 5GT

Offers in excess of £800,000



## Entrance Hall

Vaulted ceiling. Oak stairs case with glass balustrade.

## Cloakroom

WC, hand basin.

## Utility Room

9'2 x 5'2 (2.79m x 1.57m)

## Reception Room

12'9 x 21'7 (3.89m x 6.58m)

Currently used as a playroom. Two windows to front.

## Lounge

19'6 x 20'0 (5.94m x 6.10m)

Full width bi-fold doors out to rear garden.

## Kitchen/Dining/Family Room

26' (max) x 29' (max) (7.92m (max) x 8.84m (max))

A range of base and wall units with worktops over incorporating a sink and drainer as well as island with worktop over creating a breakfast bar and cupboards below. A range of integrated appliances including fridge freezer, dishwasher, double oven, microwave and wine cooler. Windows to front and rear. The dining area has a roof lantern and full width bi-fold doors out to the rear garden.

## First Floor Landing

Galleried landing. Doors all first floor bedrooms and family bathroom.

## Bedroom One

13'4 x 13'12 (4.06m x 3.96m)

Juliet balcony to rear. Door to En-suite. Walk in cupboard/wardrobe.

## En-suite

WC, wash hand basin and shower enclosure.

## Bedroom

13'3 x 10' (4.04m x 3.05m)

Window to front.

## Bedroom

13'4 x 10' (4.06m x 3.05m)

Window to rear.

## Bedroom

11'9 x 9' (3.58m x 2.74m)

Window to front.

## Bathroom

WC, wash hand basin and paneled bath.

## Second floor

## Bedroom

31'1 x 10'11 (9.47m x 3.33m)

Windows to front and rear.

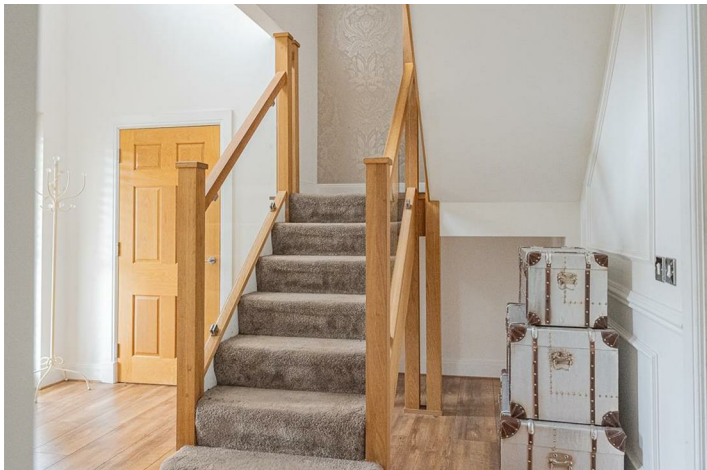
## Room

8'5 x 12'7 (2.57m x 3.84m)

Ideal for walk in wardrobe.

## Externally

Set on a generous plot with a driveway to the front providing off road parking for a number of vehicles which in turn leads to a double garage with two electric roller doors. To the rear is a good sized enclosed garden mainly laid to lawn.



# Floor Plan



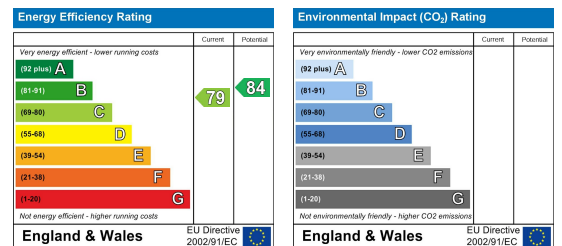
FIVE BEDROOM DETACHED

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.  
Made with Metropix ©2023

## Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01606 514 152 
 info@cwestateagents.co.uk  
 @CWestateAgent 
 @CWestateAgents