



Hampstead Drive, Wychwood Park, Weston CW2 5GT

Offers in excess of £800,000

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Hampstead Drive

Wychwood Park, Weston, CW2 5GT

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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)

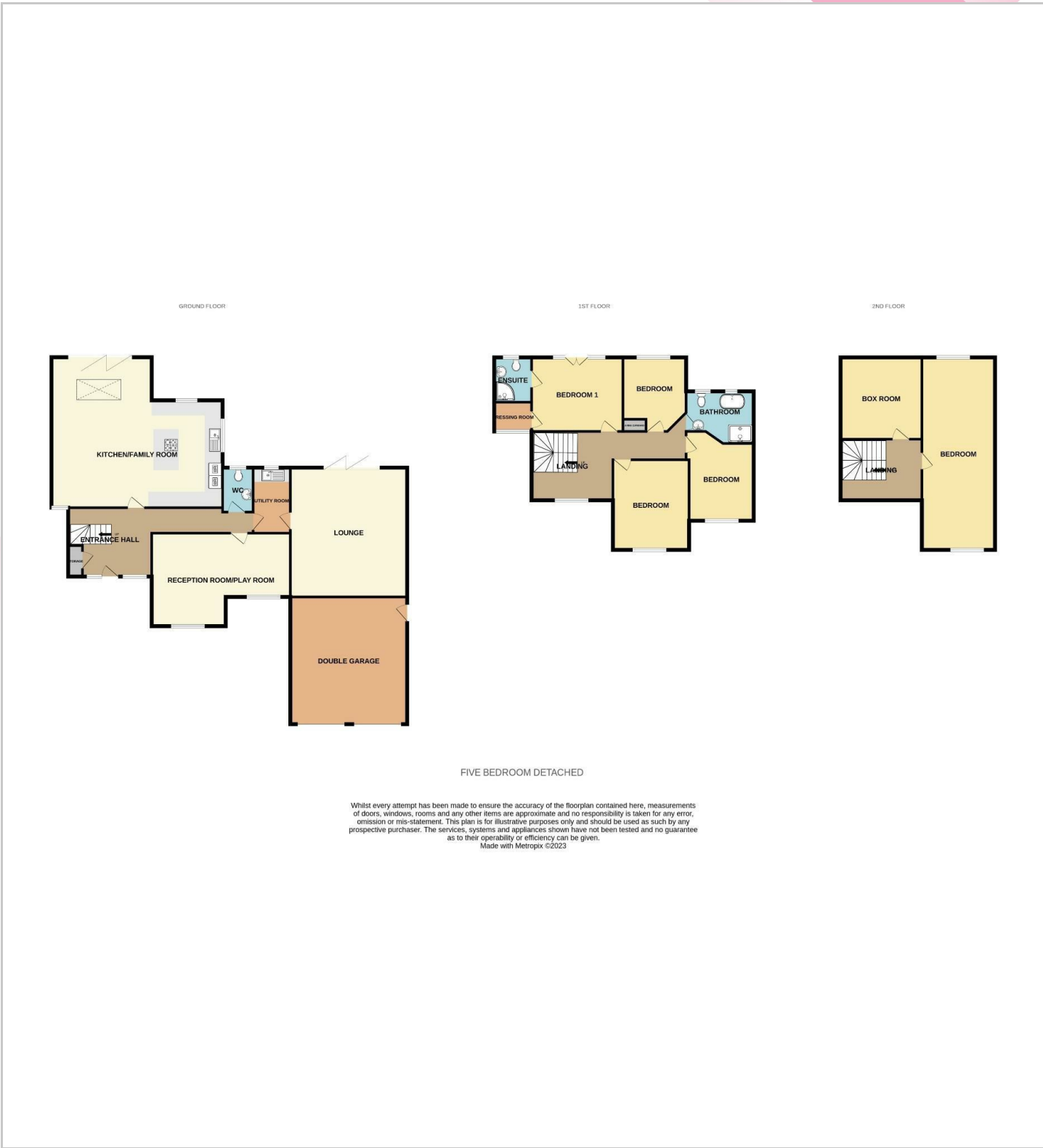
Ideal for walk in wardrobe.

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.



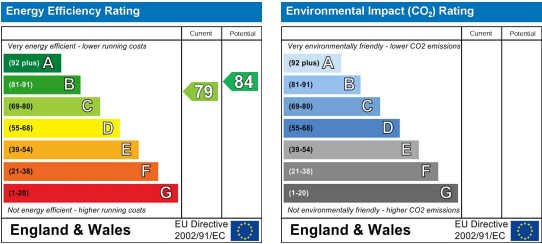
Floor Plan



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



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