



Richard State

Independent Estate Agents

36 Warren Farm Home Park, Warren Lane, Woking, GU22 8XF
£115,000

Totally refurbished to an exceptional standard is this two bedroom park home offering bright and spacious accommodation throughout and is also complimented by a delightful sunny aspect wrap around garden and an allocated parking space. The property is located at Warren Farm, a popular tranquil site with no age restrictions, surrounded by open countryside and the Wey Navigation canal creating plenty of walking opportunities. Noteworthy features include newly fitted gas central heating, new electrics, new internal insulation, newly fitted kitchen leading to an open plan living room and a new double walk in shower room with underfloor heating.

OFFERED FOR SALE WITH NO ONWARD CHAIN



- No age restrictions
- Bus stop conveniently at the entrance
- Delightful sunny aspect gardens
- Peaceful setting surrounded by open countryside
- Totally refurbished throughout
- Double walk in shower with underfloor heating
- Allocated parking space



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The accommodation comprises (please see attached floor plan);

DOUBLE GLAZED FRONT DOOR:

HALLWAY: Wood laminate flooring, downlights, radiator

LIVING AREA: Wood laminate flooring, downlights, radiator, double glazing

KITCHEN/DINING ROOM: Contemporary gloss fitted kitchen with solid oak work surface, inset sink with mixer taps. Plumbing for dishwasher and washing machine, space for cooker and fridge freezer, cupboard housing boiler, radiator, double glazed window, downlights, USB power points

BEDROOM ONE: Double bedroom, downlights, radiator, double glazed window

BEDROOM TWO: Single bedroom, radiator, window, downlights

BATHROOM: Remodelled as a shower room with a modern white suite comprising double shower enclosure, with glazed splashback, W.C., hand basin with vanity unit below, tiled flooring, partly tiled walls and floor, ladder radiator, double glazed window, underfloor heating

OUTSIDE:

GARDEN: Sunny aspect wrap around garden laid to lawn.

PARKING: Numbered allocated parking space

N.B: No pets are permitted

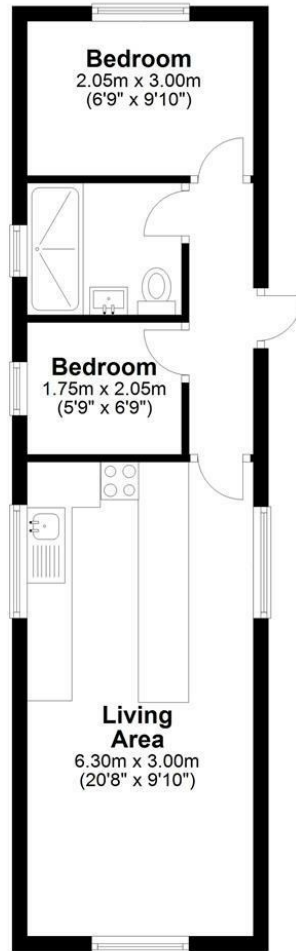
GROUND RENT: £220.00 per month

COUNCIL TAX RATING: A



Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 36.4 sq. metres (392.3 sq. feet)



For an appointment to view please telephone 01932 354111

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