



Richard State

Independent Estate Agents

Warren Farm Home Park, Warren Lane, Woking £145,000

A beautifully presented and extensively improved 40'x 12' park home enjoys a prime position on this sought after site boasting a delightful sunny aspect and newly landscaped tiered garden providing distant views. Special features include external wall insulation, under floor insulation and a newly fitted shower room. Other noteworthy features include gas central heating, double glazing, a bright living room, modern kitchen, two bedrooms and an allocated parking space. Warren Farm, is a popular tranquil site with no age restrictions surrounded by open countryside and the Wey Navigation creating plenty of walking opportunities.

VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED



- **Modern fitted kitchen**
- **Newly fitted shower room**
- **Peaceful setting surrounded by countryside**
- **Immaculate and tastefully presented throughout**
- **Spacious double bedroom with fitted wardrobes and furniture**
- **Delightful sunny aspect landscaped garden**
- **Bus stop conveniently situated at the entrance**
- **Allocated parking space**

The accommodation comprises (please see attached floor plan):

ENTRANCE HALL: Composite door into hallway with cupboard

KITCHEN: Wall and base level fitted kitchen units, work surface, inset bowl, space and plumbing for washing machine, fridge freezer, gas cooker with extractor hood, radiator, dual aspect double glazed windows, cupboard housing boiler

LIVING ROOM: Dual aspect double glazed windows, double glazed patio door, radiator, feature electric fireplace

SHOWER ROOM: Installed in 2022 contemporary walk in shower, sink into vanity unit, w.c., double glazed window and radiator

BEDROOM ONE: Double glazed window, radiator, built in wardrobes and drawers

BEDROOM TWO: Double glazed window, radiator, built in wardrobes

OUTSIDE:

GARDENS: Created in 2023 this beautiful wrap around garden has raised patios and tiered decking. Partly laid to lawn, with extensive views

PARKING: One allocated parking space

**Extensive communal gardens
Residents and visitor's car park**

GROUND RENT: £264.27 per month approx.

N.B. On completion the buyer pays 10% of the purchase price to the site owners and the remaining 90% to the owner



Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 37.0 sq. metres (398.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	54	
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



For an appointment to view please telephone 01932 354111

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