



Park Lane, Sutton Benger Chippenham SN15 4RN

welcome to
Park Lane, Sutton Benger
Chippenham

- Village Location
- Beautifully Extended Kitchen/Breakfast Family Room
- Garage/Gardens
- Solar Panels
- Air Source Heating

Tenure: Freehold EPC Rating: D

£475,000

If you are looking for a beautifully bungalow in a sought after village location that has been beautifully extended then this property is a must view!



Location
Entrance Hall
Lounge
15' 5" x 10' (4.70m x 3.05m)
Kitchen/Diner/Family Room
32' x 12' 1" (9.75m x 3.68m)
Utility Room
Rear Lobby
Bedroom One
14' 9" x 9' (4.50m x 2.74m)
Bedroom Two
11' x 8' 10" (3.35m x 2.69m)
Shower Room
Front Garden
Rear Garden
Garage
Driveway Parking

view this property online allenandharris.co.uk/Property/CHP111125



Property Ref:
CHP111125 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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