



### 3 Allen Dunn Way

CW2 5XQ

Offers In Excess Of £300,000



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STEPHENSON BROWNE





## 3 Allen Dunn Way

- Modern Town House
- Four Bedrooms
- Modern Kitchen Diner
- Family Bathroom and En-Suite Shower Room
- Beautiful Tiered Rear Garden
- Semi-Detached
- Large Rear Aspect Lounge
- Downstairs WC
- Off Road Driveway Parking
- Sought After Weston Location

Very well proportioned and especially well presented, modern build three storey town house. Located on a new development in the sought after locality of Weston, this excellent home is perfect for families.

Briefly comprising, the home features a bay fronted kitchen diner, complete a full range of wall and base units with worktops over. Downstairs WC, under-stairs storage cupboard. Large rear aspect living room with French doors opening onto the garden.

Three bedrooms on the first floor, all well sized with two of which being double rooms. Three piece family bathroom. The top floor is occupied by a fantastic principal bedroom suite, complete with storage cupboard space and an en-suite three piece shower room.

Externally, the home provides off road parking for two vehicles via a tarmac driveway at the side. Well proportioned rear garden, fully enclosed by fenced borders and landscaped in a low maintenance fashion with patio paving and artificial turf.



### Ground Floor

<b>Entrance Hallway</b>	17'4" x 3'8" (5.29 x 1.12)
<b>Downstairs WC</b>	5'6" x 2'8" (1.70 x 0.83)
<b>Kitchen Diner</b>	15'8" into bay x 8'11" (4.78 into bay x 2.72)
<b>Living Room</b>	15'11" x 11'6" (4.86 x 3.53)

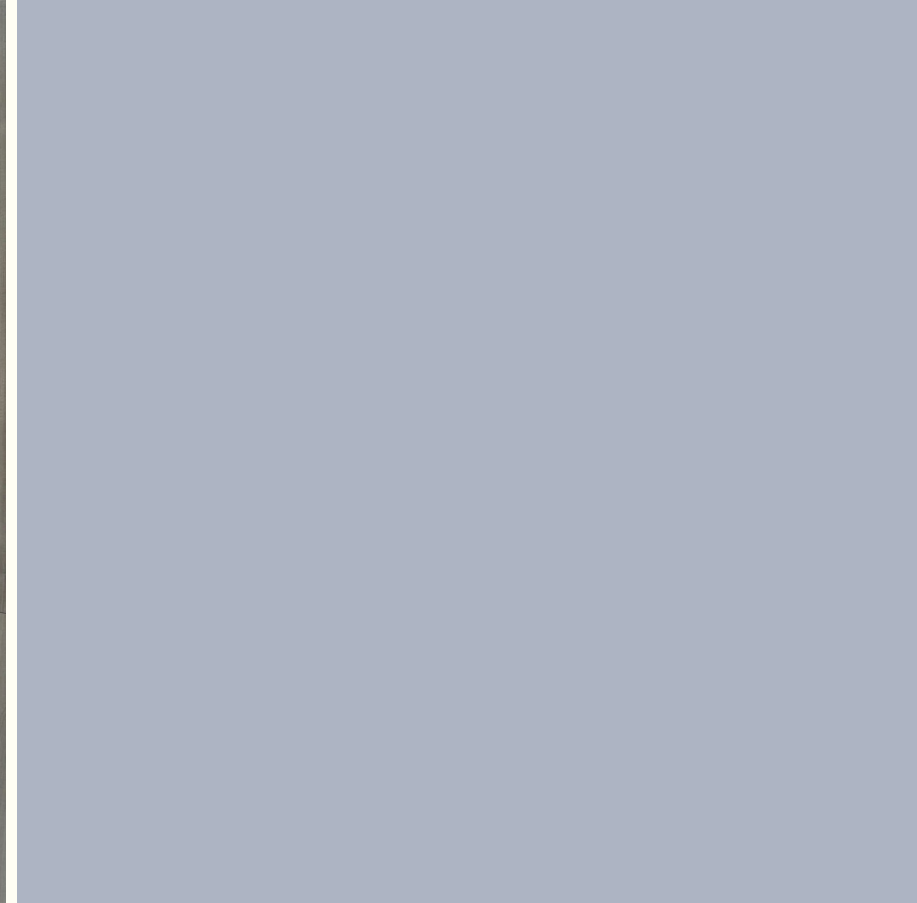
### First Floor

<b>Landing</b>	9'7" x 3'6" (2.93 x 1.08)
<b>Bedroom Two</b>	13'1" x max x 9'0" (3.99 x max x 2.75)
<b>Bedroom Three</b>	12'9" x 8'5" (3.89 x 2.57)
<b>Bedroom Four</b>	9'3" x 7'4" (2.84 x 2.25)
<b>Bathroom</b>	6'7" x 6'3" (2.03 x 1.93)

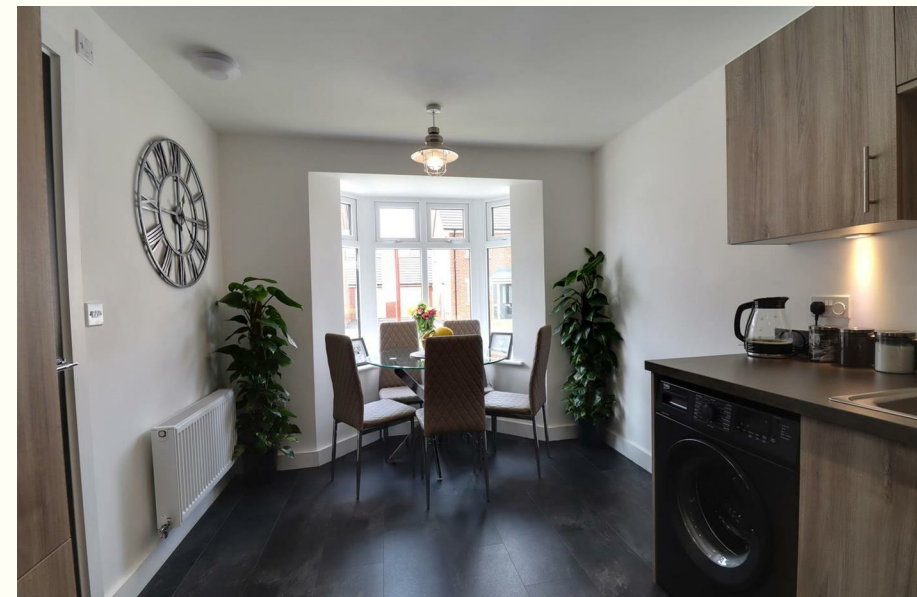
### Second Floor

<b>Bedroom One</b>	22'4" max x 12'4" max (6.82 max x 3.78 max)
<b>Bedroom One En-Suite</b>	8'6" x 6'11" (2.61 x 2.12)





Directions





## Floor Plans

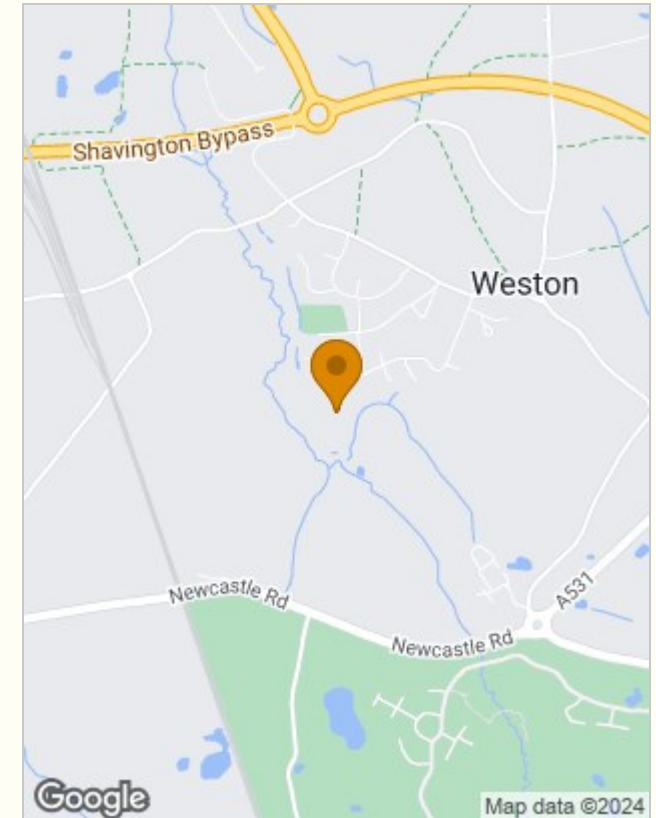


## Viewing

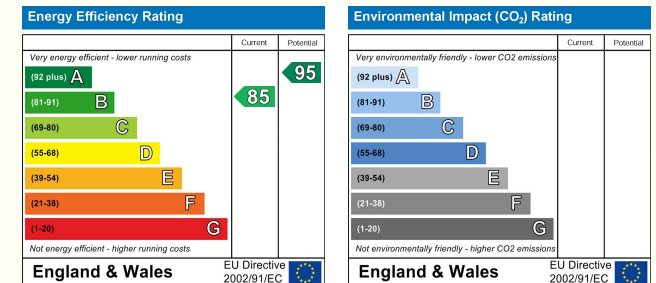
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## Location Map



## Energy Performance Graph



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