



william  
h brown  
for sale  
01924 381381

**Sherwood Drive, Wakefield WF2 7QT**

  
william  
h brown

**welcome to**

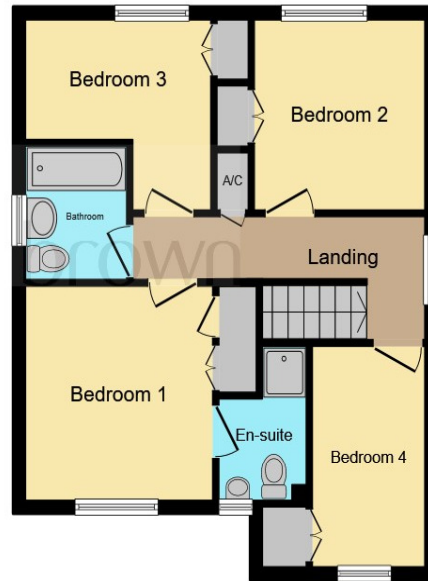
**Sherwood Drive, Wakefield**

Guide Price £340,000-£350,000 REDUCED FOR A QUICK SALE....Recently renovated to a modernised stylish standard, an attractive four bedroom detached house, corner plot. Viewing advised.





**Ground Floor**



**First Floor**

**Entrance Hallway**

**Lounge**

14' 6" max x 11' 8" max ( 4.42m max x 3.56m max )

**Dining Room**

10' 1" max x 7' 4" max ( 3.07m max x 2.24m max )

**Kitchen**

13' 6" max x 8' 8" max ( 4.11m max x 2.64m max )

**Conservatory**

14' 9" max x 9' 7" max ( 4.50m max x 2.92m max )

**First Floor**

**Bedroom 1**

12' 4" max x 10' 4" max ( 3.76m max x 3.15m max )

**En Suite**

7' 5" max x 5' 9" max ( 2.26m max x 1.75m max )

**Bedroom 2**

9' 6" max x 11' 9" max ( 2.90m max x 3.58m max )

**Bedroom 3**

11' 2" max x 9' 9" max ( 3.40m max x 2.97m max )

**Bedroom 4**

10' 6" max x 6' 5" max ( 3.20m max x 1.96m max )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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## Sherwood Drive, Wakefield

- Immaculate four bed detached
- Integral garage
- Generous driveway
- En suite

Tenure: Freehold EPC Rating: D

guide price

**£340,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK124668](https://www.williamhbrown.co.uk/Property/WAK124668)



Property Ref:  
WAK124668 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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