



3 The Paddock Lake View, Crouch Lane, Winkfield, Berkshire, SL4 4SB
£225,000

 **HORLER**

3 The Paddock Lake View, Crouch Lane, Winkfield, Berkshire, SL4 4SB

Situated in a beautiful development in the heart of Winkfield and offered to the market is this desirable double unit. The property comprises two double bedrooms with built in wardrobes and storage, an ensuite shower room and family bathroom, bespoke kitchen with integrated appliances, dining room, living room room with access to a private balcony overlooking the lake and surrounding countryside, low maintenance wrap around paved brick patio, walkway and driveway.

Call now to arrange a viewing on 01753 62.1234



Entrance:

Entre through a partially UPVC double glazed front door leading into:

Hallway:

With access to dining and living room, kitchen, bathroom, bedroom one and two, storage unit and low level power sockets.

Dining Room:

With side aspect UPVC double glazed window, wall mounted radiator, French doors to kitchen, power points and fitted carpet.

Living room:

With dual front and side aspect UPVC double glazed window and sliding door with access to balcony, feature fireplace, wall mounted radiator, TV and power points and fitted carpet.

Kitchen:

With side aspect UPVC double glazed window and side door, a range of eye and base level units with complementary work surface, integrated oven and gas hob, inset sink with drainage board, integrated dishwasher and washing machine, mid level power points, tiled splash back, laminate tiled flooring.

Bedroom One:

With a side aspect UPVC double glazed window, overbed storage, fitted wardrobes with mirrored doors, mid level power sockets, radiator, fitted carpet and access to:

Ensuite:

With a side aspect UPVC frosted double glazed window, cubical shower, wall mounted wash hand basin, low level WC, wall mounted vanity mirror, radiator, tiled walls and flooring and extractor fan

Bedroom Two:

With a side aspect UPVC double glazed bay window, wall mounted radiator, a range of base and eye level built in wardrobes with mirrored doors, mid level power sockets and fitted carpet.

Bathroom:

With a side aspect UPVC double glazed frosted window, fitted bath with shower unit above, vanity unit wash

hand basin with mirror, low level WC , wall mounted radiator, tiled walls and flooring.

Balcony:

Metal fence surround with stunning views of the lake and fields surrounding the unit

General information:

Pitch Fee: Approx. £202.78 (check with vendor)

Mains Gas

Water and electric billed monthly

Council Tax Band 'A'

Legal Note:

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.





The Paddocks

Approximate Gross Internal Floor Area = 73.5 sq m / 791 sq ft

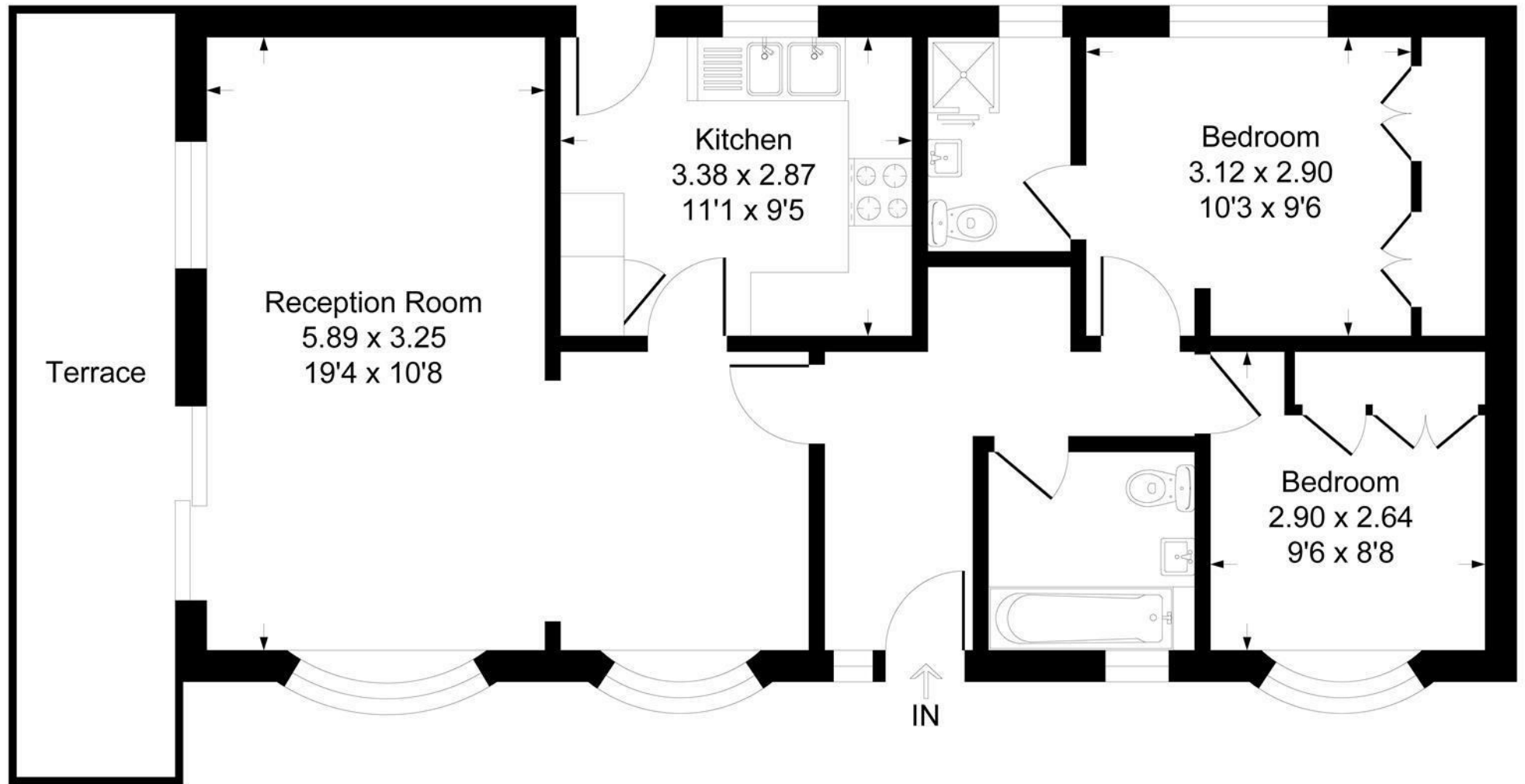


Illustration for identification purposes only, measurements are approximate, not to scale.
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