

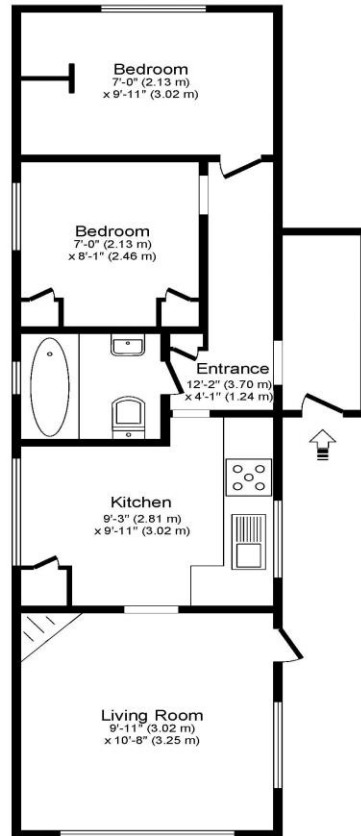


10 Rose Park Row Town Surrey KT15 1HN

Guide Price £100,000



ROSE PARK KT15



GROUND FLOOR

Approximate Gross Internal Floor Area: 38 m sq / 409 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

For sale with no onward chain a two-bedroom detached park home ideally set within the popular Rose Park development managed by Berkeley Homes. Rose Park is beautifully landscaped with 3 acres of meadows running alongside the river Bourne. Located within Row Town close to both Addlestone and New Haw. Internally this home needs some modernisation and TLC but offers plenty of potential to create a lovely home within this semi-rural location. You have two bedrooms, a kitchen, and a bathroom plus a living room with a nice outlook across greenery to the rear. There is an AC unit in the living room and gas central heating. Externally this home offers plenty with a lovely position and an outlook across fields and greenery. You have a wraparound garden including a patio with shed and lawn to the rear. There is potential to create off street parking, subject to permission and there is a large residents car park on site. This home is set within the popular village of Row Town. The village is also home to a selection of handy shops including a Co-Op, and an Indian restaurant. There is a Village Pub and a popular Garden Centre close by. EPC Rating G.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.