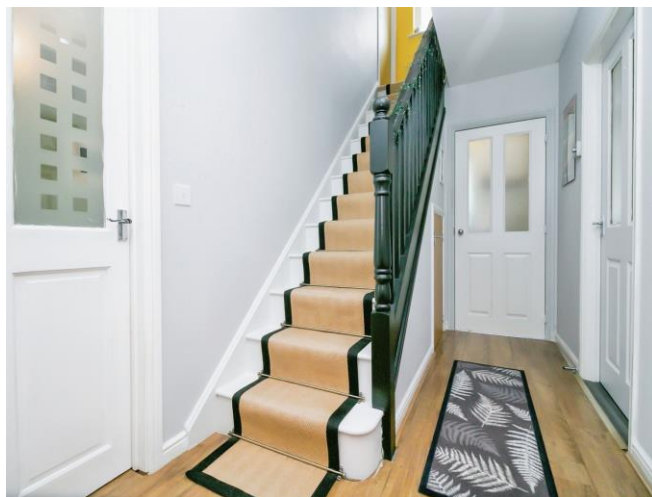




## White Farm, guide price £300,000

- LARGE PLOT
- ENSUITE, CLOAKROOM & FAMILY BATHROOM
- QUIET CUL DE SAC
- Council Tax - Band E
- DRIVEWAY & GARAGE
- EPC Rating: Awaited



 3  2  1



## About the property

Close to local amenities; public walk routes, parks, popular school catchments, easy access to link roads leading to M4 corridor, public transport routes. \*Call 01 446 733224\*

## Accommodation

### Hallway

### Cloakroom

Comprising W.C. and wash hand basin, radiator, window to rear.

### Lounge

18' 11" x 9' 10" ( 5.77m x 3.00m )

TV point, power points, radiator, wood flooring, window to front and door to rear.

### Kitchen

18' 7" x 8' 2" ( 5.66m x 2.49m )

Matching wall and base units, sink with drainer and mixer tap, space for utilities.



### First Floor Landing

Carpeted flooring, radiator, airing cupboard, power points, hatch access to boarded loft.

### Bedroom One

16' 4" x 9' 11" ( 4.98m x 3.02m )

Carpeted flooring, power points, radiator, window to rear.

### Ensuite Shower Room

Comprising W.C., wash hand basin and shower. Radiator, window to front.

### Bedroom Two

9' 8" x 8' 4" ( 2.95m x 2.54m )

Carpeted flooring, power points, radiator, window to front.

### Bedroom Three

8' 3" x 8' 8" ( 2.51m x 2.64m )

Carpeted flooring, power points, radiator, window to rear.

### Bathroom

7' 7" x 6' 4" ( 2.31m x 1.93m )

Comprising W.C., wash hand basin and bath. Tiled areas, radiator, window to front.

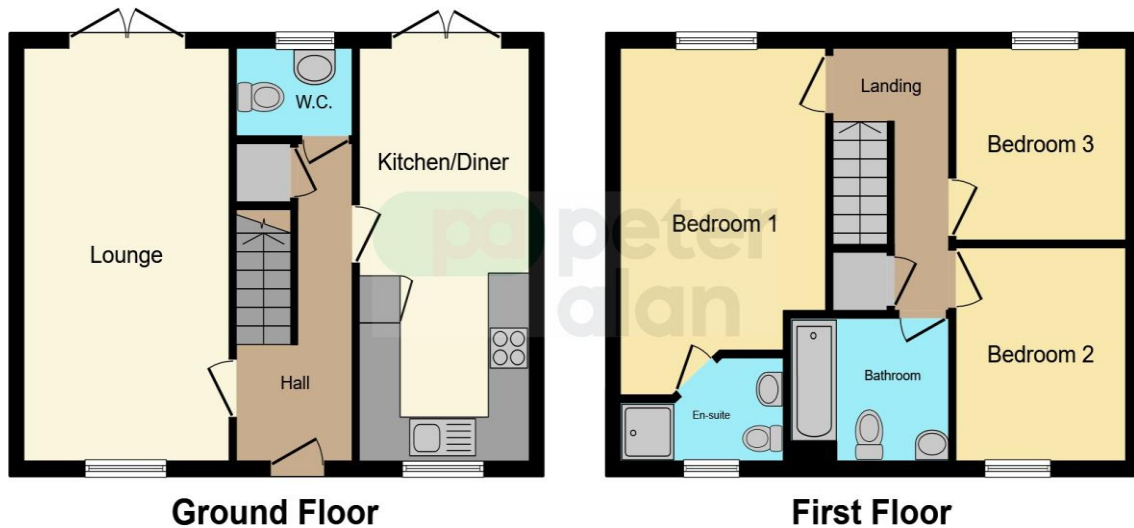
### Outside

**Driveway** To side.

**Garage** 20' 7" x 10' 8" ( 6.27m x 3.25m )

**Rear Garden** LARGER THAN AVERAGE PLOT.

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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