

Your Wisest Move

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Independent Estate Agents



Space in Abundance...
Warland Road, West Kingsdown

Asking Price £625,000
FREEHOLD

Chain-Free! Wisdom Estates are delighted to present to the market this extended, four-bedroom detached family home, ideally located for the amenities of West Kingsdown village. Occupying a generous plot, the property offers versatile and well-proportioned living accommodation throughout, complemented by a private wrap-around garden, and ample off street parking via two separate driveways, one of which is gated with a sheltered carport, and the other providing access to a double garage with power, light, and electric doors. Perfectly positioned for convenience and lifestyle, this home combines generous internal proportions with excellent external benefits, all within a sought-after residential setting. EPC Rating TBC

FEATURES INCLUDE:

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|---|---|
| ☒ Four Bedroom Detached | ☒ Walking Distance To Primary School |
| ☒ Chain-Free | ☒ Large Rear Garden |
| ☒ Gated Driveway & Double-Garage | ☒ Close to Local Shops & Amenities |

REF: 11606

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DRIVEWAY & CARPORT A large gated driveway provides excellent off-street parking for multiple vehicles, further enhanced by a sheltered carport offering additional covered parking or storage options.

FRONT GARDEN The front of the property features a neatly maintained lawn, with the added benefit of gated side access leading conveniently through to the rear garden.

ENTRANCE HALL 14' 2" x 6' 6" (4.32m x 1.98m) A warm and welcoming entrance hall accessed via a double-glazed front door, and comprising a wall-mounted radiator, easy to clean fully tiled flooring, and a staircase rising to the first floor with useful understairs storage.

DOWNSTAIRS CLOAKROOM 6' x 2' 6" (1.83m x 0.76m) A practical addition to the ground floor, the cloakroom benefits from a double-glazed window to the front, a low-level WC, and a hand wash basin, complemented by fully tiled flooring and part-tiled walls for easy maintenance.

KITCHEN/DINER 22' x 12' (6.71m x 3.66m) A superb open-plan kitchen/diner, filled with natural light via double-glazed windows to the side and rear aspects. The kitchen is fitted with a range of matching wall and base units with work surfaces over, along with plumbing and space for appliances, whilst the dining room provides plenty of space for table and chairs. A door provides direct access to the carport, adding excellent everyday convenience.

UTILITY ROOM 12' x 6' (3.66m x 1.83m) A highly useful utility space designed to keep the main kitchen area clutter-free, fitted with base units, work surfaces, and plumbing for appliances, offering excellent additional storage and functionality.

LOUNGE 18' x 17' 5" (5.49m x 5.31m) A generously proportioned reception room boasting double-glazed windows to the front and side aspects, a wall-mounted radiator, solid wood flooring, and a feature fireplace creating a warm and inviting focal point.

FIRST FLOOR LANDING A spacious landing area with a double-glazed side window, loft hatch access, and two useful storage cupboards.

MASTER BEDROOM 17' x 10' (5.18m x 3.05m) A bright and well-appointed master bedroom featuring double-glazed windows to the side and rear, a wall-mounted radiator, fitted carpet, and built-in wardrobes offering excellent storage.

BEDROOM TWO 10' 5" x 10' (3.18m x 3.05m) Bedroom Two is another good-sized double bedroom with a wall-mounted radiator, a fitted carpet, and double-glazed window to the side.

BEDROOM THREE 12' x 9' (3.66m x 2.74m) Another well-proportioned double bedroom featuring a wall-mounted radiator, a fitted carpet, and double-glazed window to the rear aspect.

BEDROOM FOUR 10' 5" x 7' 5" (3.18m x 2.26m) A versatile fourth bedroom, ideal as a nursery or home office, with a wall-mounted radiator, fitted carpet, and a double-glazed window to the side.

BATHROOM 8' 0" x 8' (2.44m x 2.44m) A well-presented family bathroom comprising a corner bath, WC, and hand wash basin, with a heated towel rail. Fully tiled walls and flooring provide a clean, low-maintenance finish.

SHOWER-ROOM 10' 5" x 3' (3.18m x 0.91m) A separate shower room fitted with a shower enclosure, WC, and hand wash basin, complemented by a heated towel rail, double-glazed side window, and fully tiled walls and flooring.

GARDEN A well-maintained rear garden featuring a patio seating area, established lawn, and concrete hardstanding to rear accessed via gates, it is ideal for additional parking or storage use.

DOUBLE GARAGE A detached double garage with electric up-and-over doors, power, and lighting, providing excellent storage capacity or potential workshop use.



Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer. Please note that all measurements are approximate.

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