



18 The hermitage Warfield Street, Warfield, Bracknell, RG42 6AS
£295,000

 **HORLER**

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Summary:

Nestled in the charming village of Warfield, Bracknell, this exquisite park home offers a delightful retreat for those seeking a tranquil lifestyle. Immaculately presented, the property boasts a generous 20 x 35 unit, providing ample space for comfortable living.

Inside, you will find two well-proportioned double bedrooms, perfect for accommodating family or guests. The home is designed with a focus on modern living, ensuring that every corner is both functional and inviting.

Surrounding the property, you will discover beautifully maintained gardens that enhance the overall appeal, offering a serene outdoor space to relax and enjoy the natural beauty of the area. Additionally, the property includes convenient parking, making it easy for residents and visitors alike.

This park home comes with a warranty, subject to certain conditions being met, providing peace of mind for potential buyers. With its idyllic setting and thoughtful design, this property is an excellent opportunity for those looking to embrace a peaceful lifestyle in a picturesque location. Do not miss the chance to make this lovely home your own.

General

Built to BS 3632 standard.

10-year Platinum Seal structural warranty.

7-year boiler warranty.

Vaulted ceilings to Lounge.

Tongue and groove effect ceilings throughout.

Wallpapered and painted walls throughout.

Chrome effect handles.

Hand painted skirting, architraves, sills and coving.

Exterior

Side gable with box bay window with cladding.

Smooth finish Mapei render to walls.

Inset porch with cladding.

White cottage bar windows.

Chrome letterbox.

Hall

Built-in cloaks cupboard with chrome effect hooks.

Loft access.

Carpet.

Lounge

Two seater sofa and two arm chairs.

Three box bay windows.

Double doors to dining area.

Carpet.

Diner

Glass table with 4 chairs.

Feature pendant light.

Carpet.

Kitchen

Gas combi boiler.

Ceiling height cupboards.

Stainless steel 1 1/2 bowl sink with mixer tap.

Stainless steel gas hob.

Stainless steel double electric oven.

Integrated 50/50 fridge/freezer.

Integrated washing machine.

Bathroom

Pedestal hand wash basin.

Built-in linen alcove.

Heated chrome towel rail.

1/2 height tiling to walls.

Tiled floor.

Master Bedroom

Double divan bed with mattress and headboard.

Freestanding bedside drawer units.

Walk-in wardrobe.

Carpet.

En-Suite

Shower.

Pedestal hand wash basin.

1/2 Height tiling to walls.

Chrome heated towel rail.

Tiled floor

Bedroom Two

Double divan bed with mattress and headboard.

Carpet.

General Information

Pitch fee: TBC

Council tax band A







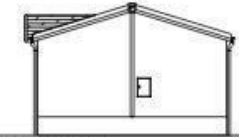
Front Elevation



End Elevation (Lounge)

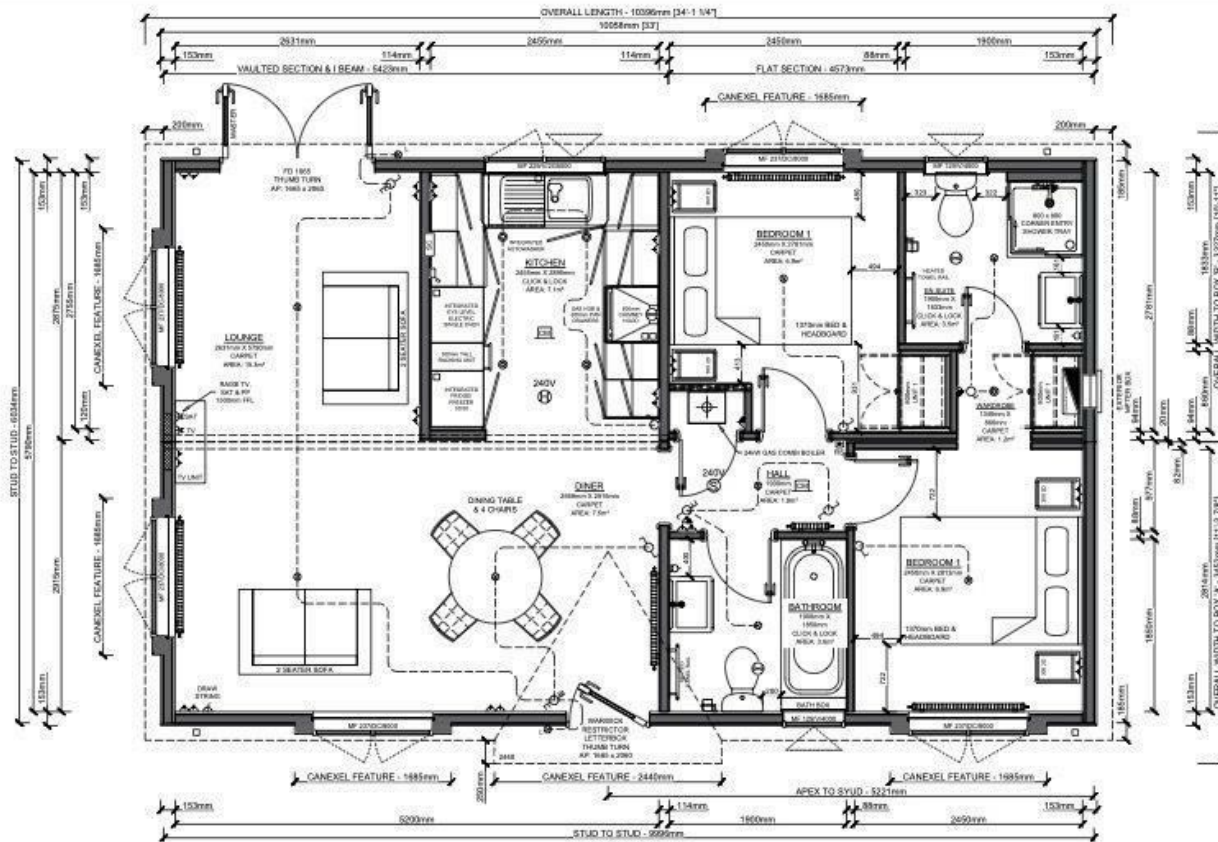


Rear Elevation



End Elevation (Bedroom)

Elevations Are For Illustrative Purposes Only



	SQUARE SWITCHED SOCKET		ELECTRIC TABLE ONLY		SMOKE DETECTOR		MOC		MIRROR OF ESCAPE
	CIRCLE SWITCHED SOCKET		PENDANT LIGHT FITTING		ELECTRICAL CONSUMER UNIT		WINDOW VENT		
	LIGHT SWITCH		BATH TUB LIGHT FITTING		EXTERNAL POWER POINT				
	LIGHT SWITCH PULL CORD		TELEPHONE POINT		EXTERNAL LIGHT FITTING				
	FUSED SPUR		TELEVISION OR SATELLITE POINT		EXTRACTING CENTER				
	DECORATIVE SWITCH		COVERS FOR PIPES AND DUCTS		WASHING MACHINE PLUMBING				
	DOWNLIGHT		HEATING THERMOSTAT		RADIATOR				
	WALL LIGHT		EXTRACTOR FAN		EXTERNAL TAP				

Radiator Schedule	
LOUNGE	SD 80 100
DINER	SD 60 100
KITCHEN	SS 60 60
BATHROOM	STR618C
BED 1	SS 60 120
BED 2	SS 60 120
ENSUITE	STR416C
HALL	SS 60 80

Build Notes:
 17° PITCH ROOF
 VAULTED CEILING TO LOUNGE, KITCHEN & DINER
 2 x 1 BEAMS REQUIRED
 FEATURE CANEXEL CLADDING TO EXTERIOR
 APEX CUT BACK FLUSH TO BODY OF HOME

DO NOT SCALE FROM DRAWING

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Model:	LAMPOR T	
Size:	Metric: 10.058m x 6.096m	Imperial: 33' x 20'
Part:	TBC	
Customer:	STOCK	

Date Drawn:	01.02.23	By:	CE
A	---		
B	---		
C	---		
D	---		
E	---		
F	---		

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