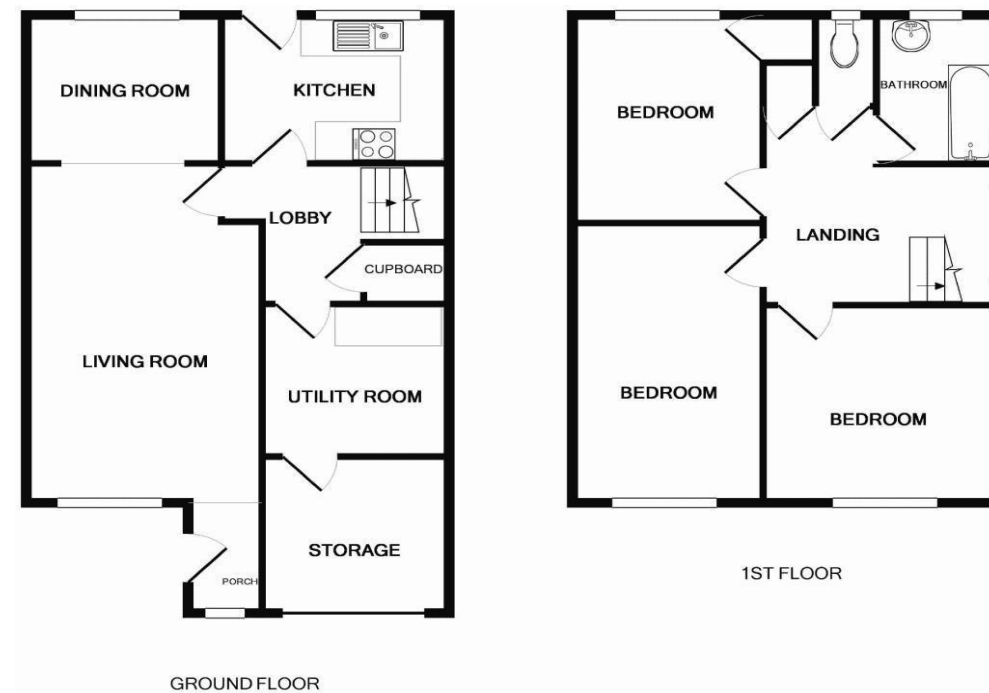


## DIRECTIONS TO THE PROPERTY

From our office turn right on to Wood Street and turn right at the mini roundabout on to Oxford Road. Go across the next roundabout and take the second turning on the right into Abberd Way. Follow this road along and go past the school on the right and at the top of the road turn right into Westerham Walk. Follow the road along where the property can be found on the right hand side indicated by our 'For Sale' board.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



## CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

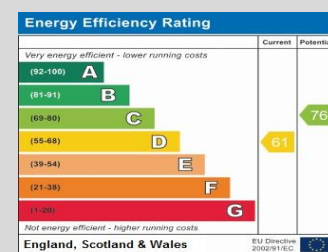
## FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

## COUNCIL TAX BAND

The council tax band for this property is band C

## PROPERTY RATING



Charles Faye Estate Agents

25 High Street  
Calne  
Wiltshire  
SN11 0BS  
01249 822555  
sales@charlesfaye.co.uk  
lettings@charlesfaye.co.uk  
www.charlesfaye.co.uk



50 Westerham Walk  
Calne, SN11 8LR

£285,000

'People & property are always at the heart of whatever we do'

  
charles faye  
sales and lettings

## 50 Westerham Walk, Calne

CHAIN FREE! Attractive detached home with open rear views. Situated within a well established residential development, this modern detached home enjoys an enviable open rear aspect overlooking playing fields. The property welcomes you via an entrance porch leading into a spacious living room measuring approximately 17'3" x 10'8". A separate dining room provides an ideal space for entertaining, while the fitted kitchen is complemented by a practical utility area, cleverly created from part of the garage. Upstairs, the home offers three well proportioned double bedrooms, all served by a family bathroom and an additional separate cloakroom for convenience. Externally, the property features a block paved driveway to the front, alongside a gravelled area offering further off road parking. A half size garage provides additional storage, and to the rear, there is a beautifully maintained and attractive garden, perfect for relaxing or outdoor dining.

- Detached Home
- 17'3 x 10'8 Living Room
- Separate Cloakroom
- Enclosed Rear Garden
- Mature Residential Area
- Separate Dining Room
- Three Double Bedrooms
- Driveway Parking

### PROPERTY FRONT

Block paved driveway leading to entrance door with outside courtesy light.

### ENTRANCE PORCH

Upvc double glazed window to front, radiator.

### LIVING ROOM 17' 3" x 10' 8" (5.26m x 3.25m)

Upvc double glazed window to front, living flame gas fire place with marble effect hearth and back with wooden mantle and surround, television and telephone point, radiator, arch way through to dining room, door to inner lobby, radiator.

### DINING ROOM 8' 10" x 7' 7" (2.69m x 2.31m)

Upvc double glazed window to rear, radiator.

### INNER HALL 8' 0" x 7' 9" (2.44m x 2.36m)

Radiator, under stairs storage cupboard, doors leading to kitchen, living room and utility, stairs rising to first floor.



### KITCHEN 10' 5" x 7' 6" (3.18m x 2.29m)

Upvc double glazed window to rear, fitted wall and base cabinets with complementary work surfaces over, white ceramic sink unit, tiled splash backs, built in electric oven, 4 ring gas hob with matching cooker hood over, space and plumbing for dishwasher, tiled flooring, upvc door to garden.

### UTILITY ROOM 8' 0" x 7' 9" (2.44m x 2.36m)

This versatile utility room is a great benefit to the property and has doors to inner hall and garage store, space and plumbing for automatic washing machine, space for fridge freezer, wall mounted boiler.



### FIRST FLOOR ACCOMMODATION

#### LANDING

Upvc double glazed window to side, airing cupboard housing hot water tank, loft access with drop down ladder to partly boarded area, doors to all bedrooms, bathroom and cloakroom.

#### PRINCIPAL BEDROOM 14' 4" x 8' 8" (4.37m x 2.64m)

Upvc double glazed window to front, radiator.

#### BEDROOM TWO 10' 7" x 10' 5" (3.22m x 3.17m)

Upvc double glazed window to front, radiator.

#### BEDROOM THREE 10' 9" x 8' 8" (3.27m x 2.64m)

Upvc double glazed window to rear, built in single wardrobe, radiator.



### FAMILY BATHROOM

Upvc double glazed obscure window to rear, fitted suite comprising vanity wash hand basin, panelled bath with fitted shower over, tiled surrounds, radiator, vinyl flooring.

### SEPARATE WC

Upvc double glazed obscure window to rear, fitted low level w.c., radiator.

### EXTERNALLY

#### FRONT GARDEN

Wooden fencing, mature flower and shrub borders.

#### DRIVEWAY AND GARAGE

Blocked paved & gravel providing parking for several cars, leading to a garage / store area with up and over door.

#### REAR GARDEN

The rear garden benefits from being very private and enjoys open views to the rear. The paved patio area provides space for Alfresco Dining. The lawn is edged with flower and shrub borders and there is an outside tap and gated side access to the front of the property.

