

Set within a rural location on the borders of Virginia Water and Chertsey is this very well presented, three bedroom double unit park home situated on a generous plot. The well-presented accommodation comprises entrance hallway, kitchen, utility room, lounge/dining room, en-suite facilities and family bathroom, further benefits include gas central heating, double glazing and off street parking for one vehicle.

Fangrove Park, Lyne, Surrey, KT16 0BN

Double glazed main door to:

**ENTRANCE
HALLWAY:**

Access to loft, coved ceiling, dado rail, storage cupboard, radiator, fitted carpet and doors to all rooms.

KITCHEN:

2.95m x 2.85m (9'8 x 9'4) Comprising eye and base level units with rolled edge work surfaces, one and half bowl drainer unit with mixer tap, fitted oven, hob and extractor over, space for other appliances, part tiled walls, hatch to lounge, coved ceiling, vinyl flooring, rear aspect double glazed window and opening to:

UTILITY ROOM:

1.95m x 1.60m (6'5 x 5'3) Rolled edge work surfaces, space for appliances, part tiled walls, radiator, vinyl flooring and rear aspect double glazed door to garden.

**LOUNGE/DINING
ROOM:**

6.00m x 4.15m (19'8 x 13'7) Coved ceiling, radiators, fitted carpet, front aspect double glazed windows, side aspect double glazed windows and side aspect double glazed bay window.

BEDROOM ONE:

3.05m x 2.95m (10' x 9'8) Coved ceiling, radiator, laminate wood effect flooring, walk in wardrobe, side aspect double glazed window and door to:

**EN-SUITE
SHOWER ROOM:**

Comprising separate shower cubicle with power shower, low level W.C, vanity enclosed wash hand basin, coved ceiling, tile clad walls, laminate wood effect flooring and side aspect opaque double glazed window.

BEDROOM TWO:

2.95m x 2.45m (9'8 x 8) Coved ceiling, built in wardrobes, radiator, laminate wood effect flooring and front aspect double glazed bay window.

**STUDY/COT
ROOM:**

1.95m x 1.75m (6'5 x 5'9) Coved ceiling, radiator, laminate wood effect flooring and front aspect double glazed window

BATHROOM:

Three piece suite comprising panel enclosed bath with shower attachment, low level W.C, vanity enclosed wash hand basin, extractor fan, laminate wood effect flooring and front aspect opaque double glazed window.

OUTSIDE

REAR GARDEN:

Indian sandstone patio, lawn area, foot path to front and enclosed by panel fencing and mature shrubs.

PARKING:

Allocated parking for one vehicle and pathway to:

FRONT GARDEN:

Lawn area, Indian sandstone pathway to front door and rear and enclosed by panel fencing and mature shrubs.

PITCH FEE:

£268.29 per calendar month.

VIEWINGS:

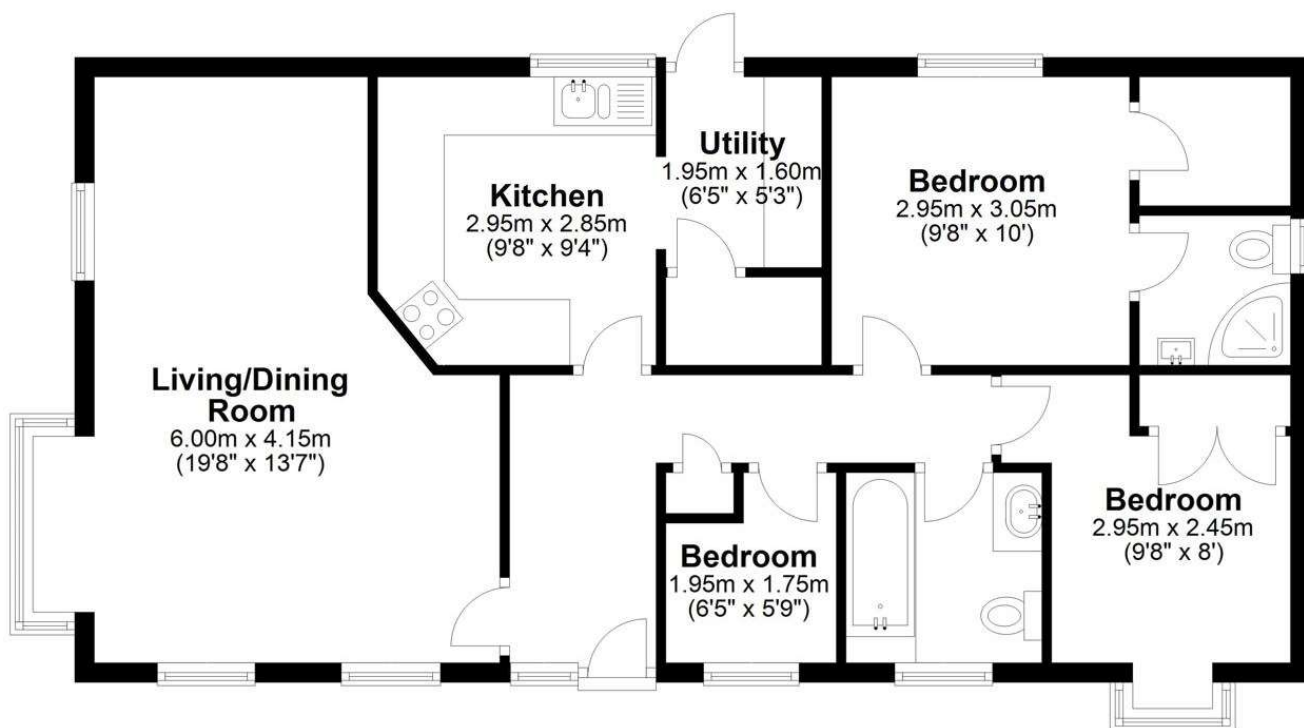
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOORPLAN

Ground Floor

Approx. 74.4 sq. metres (801.3 sq. feet)



Total area: approx. 74.4 sq. metres (801.3 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC - NOT REQUIRED