

Set within a rural location on the borders of Virginia Water and Chertsey is this well-presented, three bedroom double unit park home situated on a generous plot. Accommodation comprises entrance hallway, kitchen, lounge/dining room, two shower rooms, further benefits include gas central heating, double glazing and off street parking for one vehicle.

**Fangrove Park, Lyne, KT15 0BN**

Pathway to main entrance. Door to:

**ENTRANCE  
HALLWAY:**

Dado rail and doors to all rooms.

**L SHAPED  
LOUNGE/DINING  
ROOM:**

**LIVING ROOM: 4.80m x 2.90m (15'9 x 9'6)**

**DINING ROOM: 3.05m x 2.90m (10' x 9'6)**

Coved ceiling, feature fireplace, dado rail, front aspect double glazed windows with bespoke fitted blinds, front aspect double glazed window with bespoke fitted blinds, radiators, rear aspect double glazed window with bespoke fitted blinds and archway to:

**FITTED KITCHEN:**

**3.35m x 2.90m (11' x 9'6)** Comprising eye and base level units with rolled edge work surfaces, one and half bowl drainer unit with mixer tap, fitted double oven, hob and extractor over, space for appliances, coved ceiling, vinyl flooring, rear aspect double glazed window and door to:

**HALLWAY:**

Airing/storage cupboard and doors to all rooms.

**BEDROOM ONE:**

**3.05m x 2.90m (10' x 9'6)** Coved ceiling, dado rail, rear aspect double glazed window and fitted carpet.

**BEDROOM TWO:**

**2.90m x 2.35m (9'6 x 7'9)** Coved ceiling, fitted carpet and rear aspect double glazed window.

**BEDROOM THREE:**

**2.90m x 2.00m (9'6 x 6'7)** Coved ceiling, radiator, fitted carpet and rear aspect double glazed window.

**SHOWER ROOM:**

Comprising separate walk in double shower cubicle with riser shower, fully tiled walls, low level W.C, vanity enclosed wash hand basin, heated towel rail, coved ceiling, extractor fan, fully tiled walls, vinyl flooring and rear aspect double glazed window.

**SHOWER ROOM:**

Single shower cubicle with riser shower, low level W.C, pedestal wash hand basin, radiator, coved ceiling, extractor fan, vinyl flooring and rear aspect double glazed window.

**OUTSIDE**

**GARDEN:**

Wrap around garden with large patio areas, private enclosed garden with lawn area, shed with power and an external tap. Enclosed by shrubs and well established flower borders.

**PITCH FEE:**

£268.29 per calendar month

**VIEWINGS:**

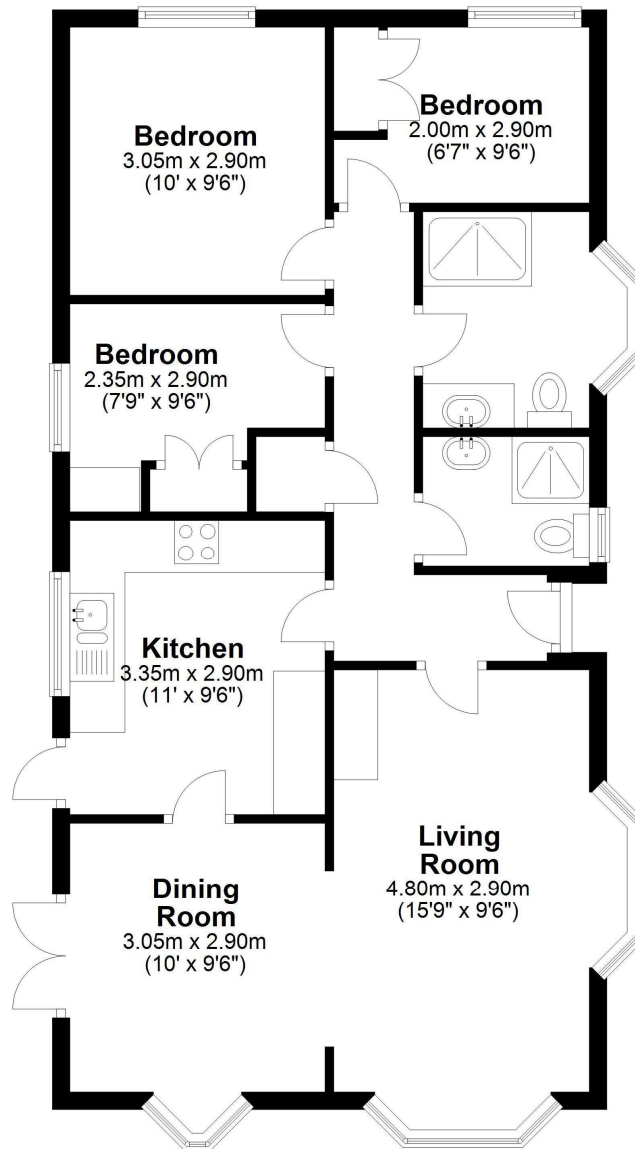
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

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FLOORPLAN

**Ground Floor**

Approx. 71.9 sq. metres (773.7 sq. feet)



Total area: approx. 71.9 sq. metres (773.7 sq. feet)

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EPC - NOT REQUIRED