



MISREPRESENTATION ACT 1967.

Messrs Wright-Manley for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs.Wright-Manley has any authority to make any representation whatever in relation to this property.

Oh no we didn't! Oh yes we did! We have found you a newly decorated and re carpeted spacious three bedroome semi detached property in the extremely sought after area of Cuddington. The accomodation includes: hallway, lounge, dining room and kitchen to the ground floor and three bedrooms and bathroom to the first floor. Externally there are front and rear gardens and off road parking. Call us now on 01606 41318 to book your viewing. NO CHAIN!

### **ENTRANCE HALL**

Accessed via double glazed front entrance door. Double glazed window to the side elevation. Stairs to first floor. Two storage cupboards. Radiator.

### **LOUNGE**

19'7" x 12'4" (5.97 x 3.78)

Double glazed bay window to the front elevation. Double glazed french doors to the rear elevation. Radiator. Feature fireplace with gas effect fire.

### **DINING ROOM**

10'7" x 7'1" (3.23 x 2.16)

Double glazed window to the side elevation. Radiator. Opening to Kitchen.

### **KITCHEN**

12'4" x 8'9" (3.76 x 2.67)

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer unit. Range Cooker & Dishwasher. Space for washing machine. Wall mounted boiler. Double glazed window to the side elevation. Double glazed door to the side elevation. Radiator. Radiator.

### **LANDING**

Double glazed window to the side elevation. Radiator.

### **MASTER BEDROOM**

12'4" x 10'4" (3.76 x 3.15)

Double glazed window to the rear elevation. Radiator.

### **BEDROOM TWO**

12'5" x 9'1" (3.81 x 2.79)

Double glazed window to the front elevation. Radiator.

### **BEDROOM THREE**

10'5" x 7'1" (3.18 x 2.18)

Double glazed window to the rear elevation. Radiator.

### **BATHROOM**

10'5" x 5'6" (3.18 x 1.70)

Fitted with a three piece suite which includes: low level wc, wash hand basin and panelled bath with shower above. Double glazed window to the front elevation. Part tiled walls. Tiled floor. Radiator. Inset spotlights.

### **EXTERNALLY**

To the front elevation there is a gated driveway providing off road parking and lawned garden with planting borders. To the rear elevation is an enclosed garden with paved patio area and lawned garden.

### **INTRODUCTION**

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