



Wyncote, Nyton Road, Westergate, PO20 3UL

£625,000 Freehold



4 Bedrooms



2 Bathrooms



3 Reception Rooms

Sw

Sims Williams

Key Features

- Beautifully Presented Throughout
- Kitchen/Dining/Family Room
- Sitting Room & Snug
- Cloakroom & Study
- 3 First Floor Bedrooms
- Family Bathroom
- Principal Suite With Shower Room
- West Facing Garden
- Garage & Driveway Parking

EPC Rating

Current = E
Potential = C

Council Tax Band

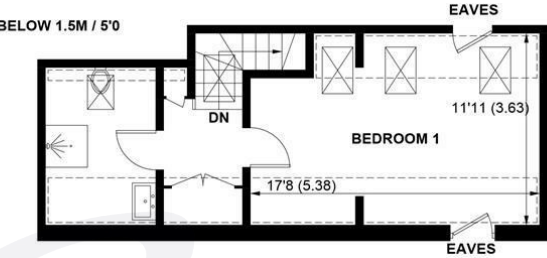
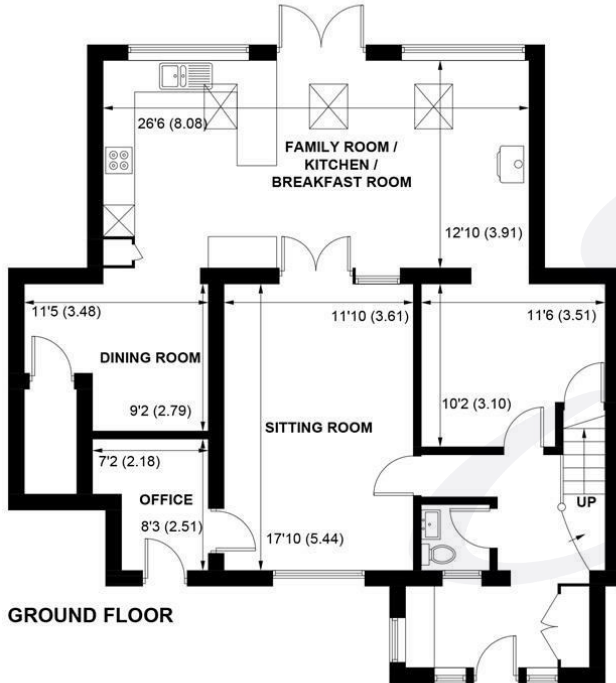
Band = D

Tenure - Freehold

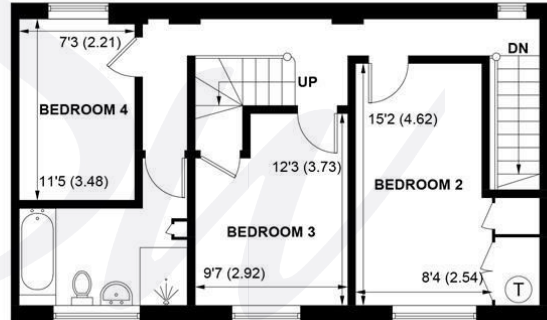




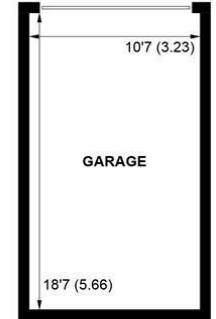
 = REDUCED HEADROOM BELOW 1.5M / 5'0"



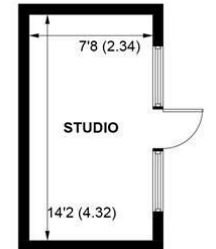
SECOND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1997 SQ FT / 185.5 SQ M

GARAGE = 198 SQ FT / 18.4 SQ M

STUDIO = 109 SQ FT / 10.1 SQ M

TOTAL = 2304 SQ FT / 214.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams



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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.