

3 Willow View, Stone Cross, BN24 5GP

Freehold

£465,000



4 Bedroom 2 Reception 2 Bathroom

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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A beautifully presented four bedroom detached house occupying this secluded plot on the sought after Mill Valley Development in Stone Cross. Offering spacious and well proportioned accommodation the house benefits from two separate reception rooms, a wonderful fitted kitchen/dining room with separate utility room with matching units and a ground floor cloakroom. The first floor provides a spacious landing, four bedrooms, the master having an en-suite shower room, and a further bathroom. The rear garden is mainly laid to lawn and the block paved driveway to the front provides off road parking for two vehicles. Local shops can be found nearby and Westham's high street with it's mainline railway station is easily accessible. An internal inspection comes very highly recommended.

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Main Features

- Detached House
- 4 Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen/Dining Room
- Utility Room
- Cloakroom
- En-Suite Shower Room/WC to Master Bedroom
- Further Modern Bathroom/WC
- Garden & Block Paved Driveway Providing Off Road Parking for 2 Vehicles

Entrance
Wood effect flooring. Radiator. Stairs to first floor. Frosted double glazed window.

Lounge
13'3 x 10'8 (4.04m x 3.25m)
Radiator. TV point. Double glazed window.

Dining Room
10'9 x 9'3 (3.28m x 2.82m)
Radiator. Double glazed window.

Fitted Kitchen/Dining Room
20'2 x 9'7 (6.15m x 2.92m)
Fitted range of white wall and base units with chrome handles. Worktop with inset single drainer one and a half bowl sink unit with chrome mixer tap. Space for upright fridge freezer. Plumbing and space for dishwasher. Built in gas hob and electric oven with coloured splashback and extractor fan. Double glazed window and door to garden. Further door to-

Utility Room
Matching range of base units and worktop. Plumbing and space for washing machine and tumble dryer. Double glazed door to garden and door to ground floor cloakroom.

Cloakroom
Low level WC. Pedestal wash hand basin with chrome mixer tap. Tiled splashback. Radiator. Frosted double glazed window.

Stairs from Ground to First Floor Landing:
Loft hatch (not inspected). Built in cupboard. Double glazed window.

Master Bedroom
11'5 x 10'9 (3.48m x 3.28m)
Radiator. TV point. Double glazed window. Door to-

En-Suite Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin with chrome mixer tap. Tiled splashback. Radiator. Extractor fan. Frosted double glazed window.

Bedroom 2
9'10 x 9'2 (3.00m x 2.79m)
Radiator. Double glazed window to front aspect.

Bedroom 3
11'7 x 6'4 up to wardrobes (3.53m x 1.93m up to wardrobes)
Radiator. Extensive range of fitted wardrobes with sliding doors. Double glazed window to front aspect.

Bedroom 4
8'3 x 7'5 (2.51m x 2.26m)
Radiator. Double glazed window to front aspect.

Modern Bathroom/WC
White suite comprising of panelled bath. Low level WC. Pedestal wash hand basin with chrome mixer tap. Part tiled walls. Radiator. Extractor fan. Frosted double glazed window.

Outside
The garden is laid to lawn with an area of patio and to the front the house has a block paved driveway providing off road parking for two vehicles.

EPC = B.