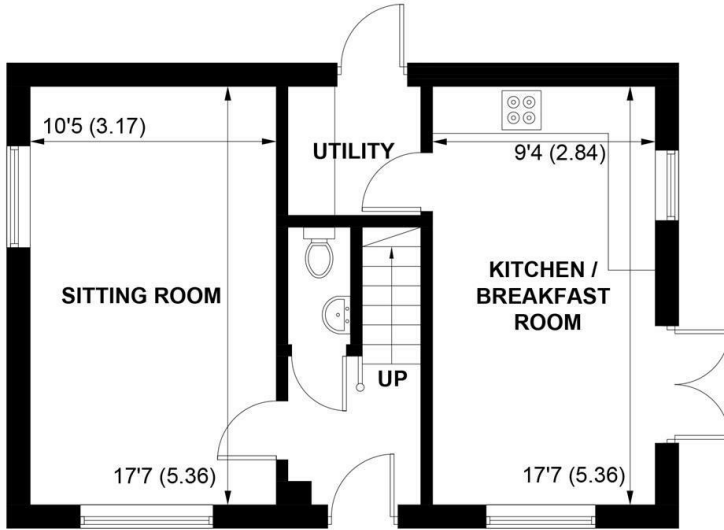


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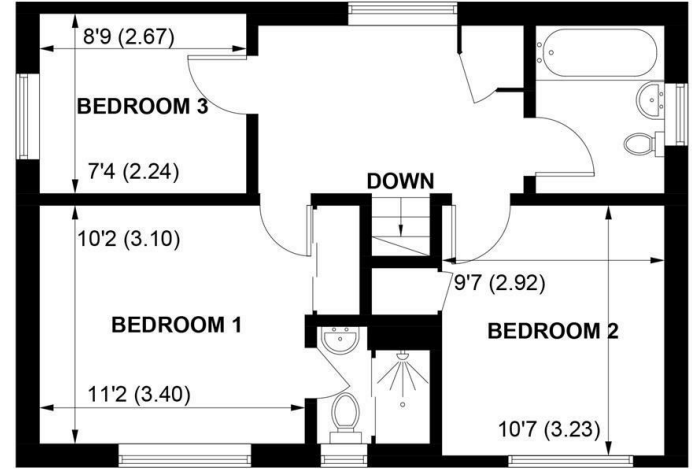
Sims Williams



14 GRENDER WAY, ALDINGBOURNE, WEST SUSSEX, PO20 3AH



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 935 SQ FT / 86.9 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©**

**Produced for Sims Williams**

# £416,500 Freehold

14, GRENDER WAY,  
ALDINGBOURNE,  
WEST SUSSEX PO20 3AH

- Sought After Development
- Double Aspect Lounge
- Fitted Kitchen/Diner
- Utility Room. Cloakroom
- 3 Good Size Bedrooms
- En Suite Shower Room
- Family Bathroom
- Gardens
- Garage & Parking

## EPC RATING

Current = B  
Potential = A

## COUNCIL TAX BAND

Band = D

This modern family home is situated on a small development within easy reach of Aldingbourne Primary School, local shops and transport.

Offered for sale in excellent condition, this 3 bedroom property offers bright living accommodation comprising, entrance hall, ground floor cloakroom and a double aspect lounge with an open outlook to the front.

The kitchen/dining room is another double aspect room with the kitchen area fitted with a range of units and integrated appliances. There is ample space for a dining table and chairs and double doors to the garden. The separate utility room provides space and plumbing for further appliances and door to the gardens.

The first floor provides 3 good size bedrooms, with the master having a range of built in wardrobes and a stylish en suite shower room. There is also a good size family bathroom.

Outside the garden is to the side and rear of the house and is laid to lawn with paved patio area. There is a gate

leading to the driveway which provides parking and access to the large single garage. The front garden is open plan with lawn, borders and a path to the front door.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From the roundabout at the bottom of Fontwell Avenue proceed west along Nyton Road and Westergate Street. Proceed south along Westergate Street and turn right into Hook Lane shortly before the level crossing. Continue round for a few hundred yards and Grender Way will be found on the right hand side. The house is at the far end of the road.

