



## SHEPPERTON



**£279,950**

A fantastic opportunity to purchase this Brand new Atlas Lilac 40' x 20' park home located on this popular residential site benefitting from:

- \* 2 Bedrooms, master bedroom with ensuite and walk in wardrobe
- \* Open plan lounge/kitchen \*40' x 20' Atlas Lilac
- \* Double Glazed Windows \*One dog & one cat allowed \*over 55's
- \* Internal viewing strongly recommended.

**01932 859898**

**FREE** NO OBLIGATION VALUATION

[www.edward-barclay.co.uk](http://www.edward-barclay.co.uk)

Double glazed door leading to:

**RECEPTION**

**ROOM:** 23' x 19'(max) Open plan consisting of kitchen, Lounge, office work area. Double glazed windows, eye and base unit kitchen cabinets finished in grey, 5 ring gas hob with extractor above, built in oven, built in microwave, integrated fridge & freezer, built in dishwasher, breakfast bar with storage, radiators, feature fireplace.

**HALLWAY:** Access to loft via hatch, built in storage cupboard

**BEDROOM 1:** 12'9'' x 10' (max), side aspect double glazed window, radiator, power points, built in wardrobes with hanging space and storage.

**EN SUITE:** Side aspect double glazed window, white suite comprising panel enclosed bath with wall mounted shower, toilet, wash hand basin inset into vanity unit with storage underneath, heated towel rail.

**WALK IN WARDROBE:** Hanging space, built in drawers with further built in storage.

**BEDROOM 2:** 9'6'' x 9'2'' (max) Side aspect double glazed window, radiator, power points, built in wardrobes with hanging space and storage.

**SHOWER ROOM:** White suite comprising toilet, wash hand basin inset into vanity unit, with storage and mirror fronted cabinet above, double shower cubicle heated towel rail.



While we check all the quoted dimensions carefully they may be subject to a small margin of error and are intended as a rough guide to the accommodation offered. We caution against their use when ordering fittings or new carpets etc. These are correct to the best of our knowledge. We should bring to your attention, however, that the services to this property, together with any electrical circuits/heating systems and appliances, have not been tested by our company and therefore cannot guarantee their operating ability or efficiency. We would advise all interested parties to obtain verification from their solicitor or surveyor.