



A well kept THREE BEDROOM home with NO CHAIN, perfect for first time buyers and growing families.

This home gives the feeling of space by offering a large lounge/dining area separated via an archway. With french doors on the back, you can entertain freely in your secluded and private garden. The kitchen also sits at the back of the property. Upstairs, you have a modern bathroom with three good sized bedrooms, the master bedroom has the added benefit of built in wardrobes. At the front of the house sits a large drive that gives space for two vehicles and a garage.

Lakemead is a location that's well established and popular within Singleton, this property offers amenities within walking distance as well as local bus routes. Ashford itself offers high-speed access to the capital and continent within 37 minutes. The property also sits close to popular primary and secondary schools.

Entrance Hall

Stairs leading to bedrooms

Lounge

Radiator, understairs cupboard, laminate flooring, various power sockets, window to front

Dining Room

French doors, laminate flooring, olive green coloured walls, power sockets

Kitchen

Gas cooker, electric oven, overhead extractor fan, stainless steel sink, half tiled walls, under stairs cupboard, window to rear, door leading to garden

Landing

Boarded loft, power sockets

Master Bedroom

Built in storage, power sockets. purple patterned wallpaper, window to front

Bedroom

Window to rear, neutral walls, power sockets, neutral carpets, airing cupboard, radiator

Bedroom

Green carpets, overstairs cupboard, neutral walls, window to front, radiator, power sockets

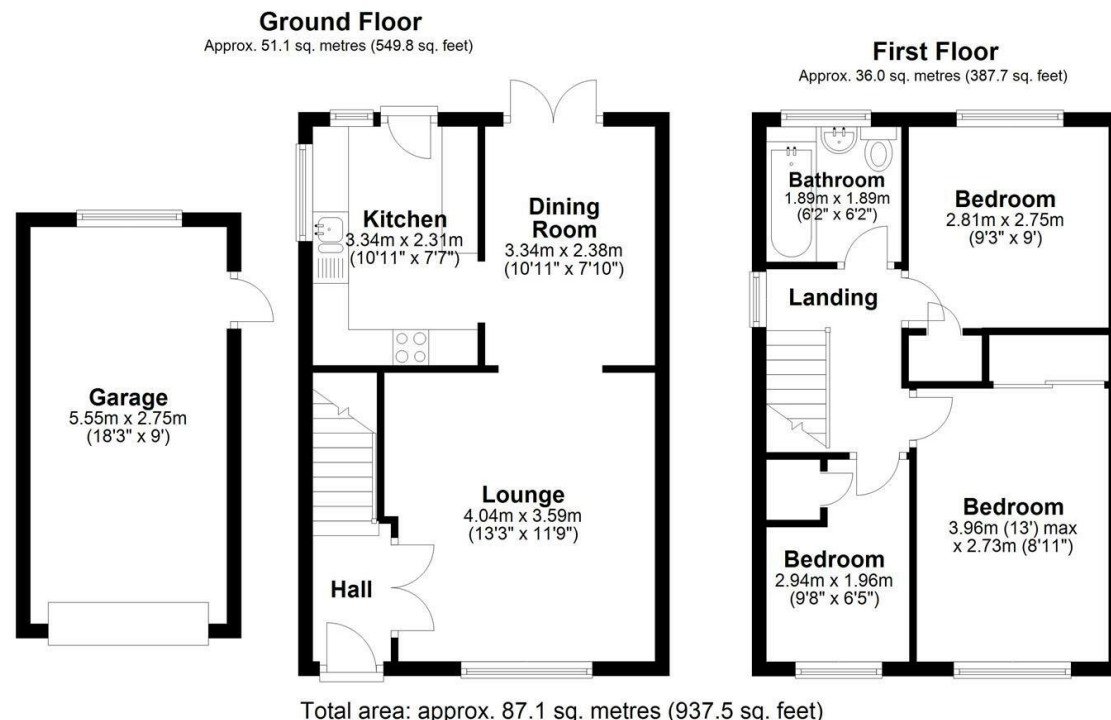
Bathroom

Heated towel rail, beige lino flooring, mocha brown feature wall, fully tiled shower area, window to rear

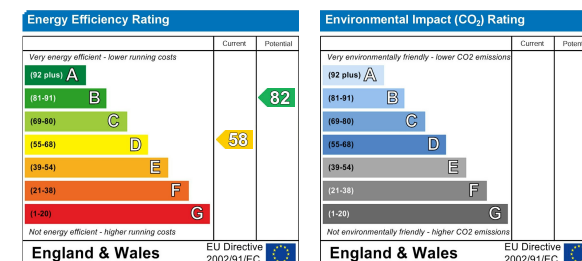
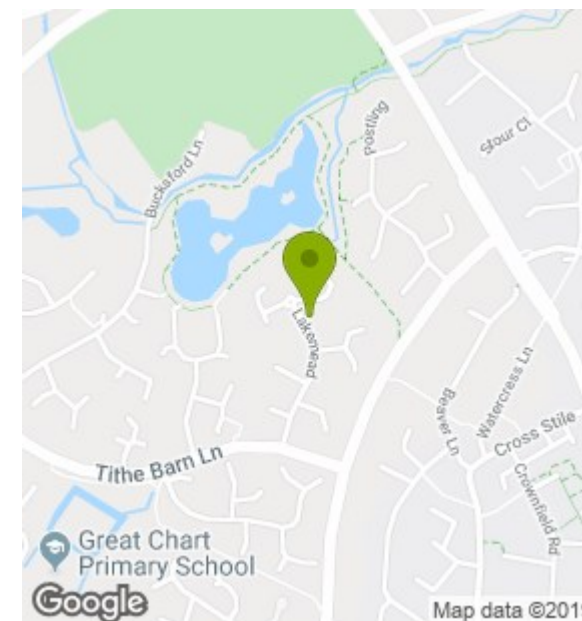
Garage

Boarded loft, power sockets





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Plan produced using PlanUp.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

