



**sears**  
property, clear & simple

2 Bedroom Terrace  
Staffordshire Croft, Warfield,  
Berkshire, RG42 3HW

Price £250,000

Freehold



*scan to view full details*



**\*\* VIDEO VIEWINGS AVAILABLE \*\*** Set in the desirable Warfield area only a short distance from Westmorland Park is this well presented two bedroom home. The property benefits from a modern kitchen/breakfast room on the ground floor which has double doors leading straight out into a private rear garden.

*helping you get a move on!*

## about the property...

**\*\* VIDEO VIEWINGS AVAILABLE \*\*** Set in the desirable Warfield area only a short distance from Westmorland Park is this well presented two bedroom home. The property benefits from a modern kitchen/breakfast room on the ground floor which has double doors leading straight out into a private rear garden. On the first floor is a 15ft living room with dual aspect windows, as well as two bedrooms and a modern bathroom. There is the further benefit of two allocated parking spaces and easy access to local amenities.

### Entrance -

Stairs rising to first floor, built in under stairs cupboard, rear elevation double glazed doors to garden, radiator.

### Kitchen - 12'5" (3.78m) x 8'9" (2.67m)

Rear elevation double glazed double doors to garden, a range of eye and base level units with rolled edge work surfaces, built in four ring hob with oven and extractor fan, space for washing machine, low level fridge/freezer, inset stainless steel sink and drainer with mixer tap, part tiled walls, radiator.

### Landing -

Front elevation double glazed window, built in airing cupboard, built in storage cupboard, loft hatch, doors to all rooms.

### Living Room - 14'11" (4.55m) x 9'7" (2.92m)

Front elevation double glazed window, side elevation double glazed window, TV point, BT point, radiator.

### Master Bedroom - 10'0" (3.05m) x 8'0" (2.44m)

Rear elevation double glazed window, built in washing machine with hanging space and storage, TV point, radiator.

### Bedroom Two - 8'0" (2.44m) x 7'5" (2.26m)

Rear elevation double glazed window, radiator.

### Bathroom -

Rear elevation double glazed frosted window, low level WC, pedestal hand wash basin with mixer tap, panel enclosed bath with shower attachment over, fully tiled walls, heated towel rail.

### Outside -

### To the Front -

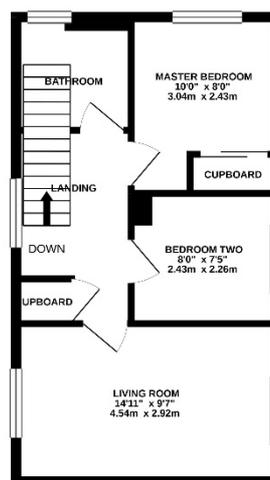
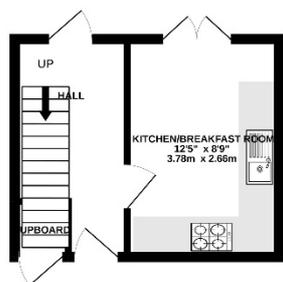
Courtesy path to front door.

### To the Rear -

Mainly laid to lawn garden with patio area and side gate.

### Parking -

Allocated parking for two vehicles.



**PLEASE NOTE** WE HAVE NOT TESTED ANY APPARATUS, FIXTURES, FITTINGS, OR SERVICES. INTERESTED PARTIES MUST UNDERTAKE THEIR OWN INVESTIGATION INTO THE WORKING ORDER OF THESE ITEMS. ALL MEASUREMENTS ARE APPROXIMATE AND PHOTOGRAPHS PROVIDED FOR GUIDANCE ONLY.

*we're here to help if you've any questions about this property...*

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