



**sears**  
property, clear & simple

3 Bedroom Coach House  
Heather Green, Warfield,  
Berkshire, RG42 5AQ

Price £385,000

Leasehold



*scan to view full details*



**\*\* A WONDERFULLY PRESENTED HOME IN A SOUGHT AFTER AREA \*\*** Set in the new and sought after Woodhurst Park development in Warfield is this stunning and deceptively spacious three bedroom coach house. This is a distinctive home in every sense and one which will justify viewing to be fully appreciated.

*helping you get a move on!*

## about the property...

**\*\* A WONDERFULLY PRESENTED HOME IN A SOUGHT AFTER AREA \*\*** Set in the new and sought after Woodhurst Park development in Warfield is this stunning and deceptively spacious three bedroom coach house. This is a distinctive home in every sense and one which will justify viewing to be fully appreciated. Wonderful features including:- 14ft living/dining room, kitchen with integrated appliances, En-Suite, ample storage, utility cupboard, gas central heating, high quality fixtures and fittings and two allocated parking spaces via a nearby car port. There are excellent transport links via both M3 and M4 motorways.

### Entrance -

Stairs rising to first floor, tiled flooring.

### First Floor Landing -

Rear elevation double glazed window, a range of eye and base level units with rolled edge worksurfaces, storage cupboard with space for washing machine, storage cupboard, radiator.

### Living Room - 14'6" (4.42m) x 12'6" (3.81m)

Dual elevation double glazed window, TV point, BT point, radiator.

### Kitchen - 8'1" (2.46m) x 6'6" (1.98m)

Rear elevation double glazed window, one and a half bowl sink and drainer with mixer tap, integrated fridge/freezer, integrated oven with four ring hob and extractor fan over, integrated dishwasher, tiled flooring.

### Master Bedroom - 12'1" (3.68m) x 10'10" (3.3m)

Front elevation double glazed window, fitted wardrobe with hanging space and shelving, TV point, radiator.

### En-Suite -

Front elevation double glazed frosted window, low level WC, wall mounted sink with mixer tap, shower cubicle with shower attachment over, part tiled walls, wood effect flooring, heated towel rail.

### Bedroom Two - 10'7" (3.23m) x 9'3" (2.82m)

Front elevation double glazed window, TV point, radiator.

### Bedroom Three - 8'11" (2.72m) x 6'11" (2.11m)

Rear elevation double glazed window, radiator.

### Family Bathroom -

Rear elevation double glazed frosted window, low level WC, wall mounted sink with mixer tap, panel enclosed bath with mixer tap and shower attachment over, part tiled walls, wood effect flooring, heated towel rail.

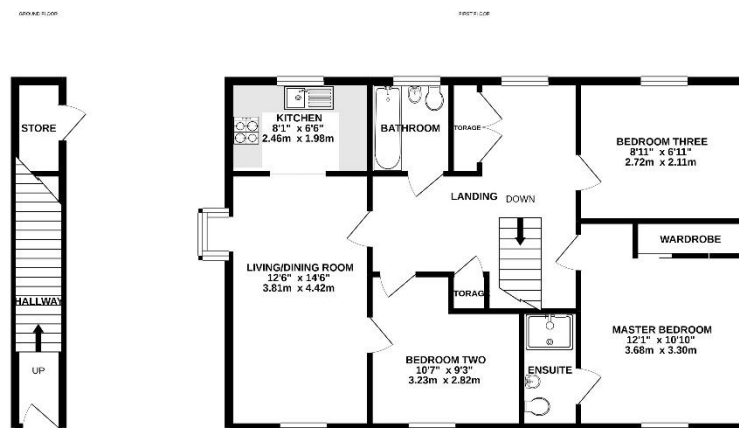
### Outside -

### Carport -

Parking available for two vehicles.

### Bike Store -

Secure communal storage with access to a further private storage area.



**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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