

£525,000  
Freehold





### Features

- Semi-Detached House
- Front Gravel & Shed Plus Enclosed Rear Garden
- Convenient Location
- Well Maintained By Current Owners
- Situated on a Quiet Clos
- One Allocated Parking & One Communal Visitor Space
- Modern Electric Heating Throughout
- Ideal Family Home
- TRP 113

### Summary of Property

Situated within a well regarded Clos Jardin De Haut in Mont Arrive, The Warren presents an excellent opportunity to acquire a beautifully maintained semi-detached home in a convenient location. The property is within close proximity to a wide range of local amenities, making it perfectly suited for families and professionals alike. This attractive home offers well-balanced and versatile accommodation throughout. Internally, the property comprises a well-appointed kitchen-breakfast room, a separate dining room, and a welcoming lounge, providing ample space for both everyday living and entertaining along with a convenient separate W/C on the ground floor. A family bathroom, two comfortable bedrooms and separate study/nursery, ideal for home working complete the first floor. Externally, the front of the property is laid with gravel and includes a useful garden shed. The rear garden is enclosed and laid to grass, offering a pleasant and manageable outdoor space. The property benefits from one allocated parking space, in addition to a communal visitor parking space. There is a modest monthly clos charge of £20. The Warren is presented in excellent condition throughout, having been carefully maintained by the current owners. The property is ready for immediate occupation and offers a superb blend of comfort, practicality and location making it truly a home with a great deal to offer. To arrange a viewing, please contact Cranfords on 243878.

## Room Descriptions

### Entrance Hall

15' 3" x 2' 10" (4.65m x 0.86m)

### Kitchen

15' 0" x 10' 6" (4.57m x 3.20m) . Appliances include Whirlpool electric hob, AEG single oven, Hotpoint washing machine, Whirlpool dishwasher & Beko extractor fan.

### Dining Room

15' 8" x 8' 0" (4.78m x 2.44m)

### Lounge

14' 0" x 11' 6" (4.27m x 3.51m)

### Separate WC

4' 8" x 2' 10" (1.42m x 0.86m)

### First Floor

### Landing

8' 3" x 8' 1" (2.51m x 2.46m)

### Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

### Bedroom 1

12' 0" x 10' 0" (3.66m x 3.05m)

### Bedroom 2

10' 0" x 9' 0" (3.05m x 2.74m)

### Study

8' 3" x 5' 0" (2.51m x 1.52m)

### Services

Mains Electricity and water and drainage.

### Price Includes

Floor coverings, curtains/blinds, and light fittings. Appliances as detailed.

### Possession

By arrangement.

### Viewing

Strictly by appointment.

### Please Note

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.



## Material Information

**Parking Types:** Allocated.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

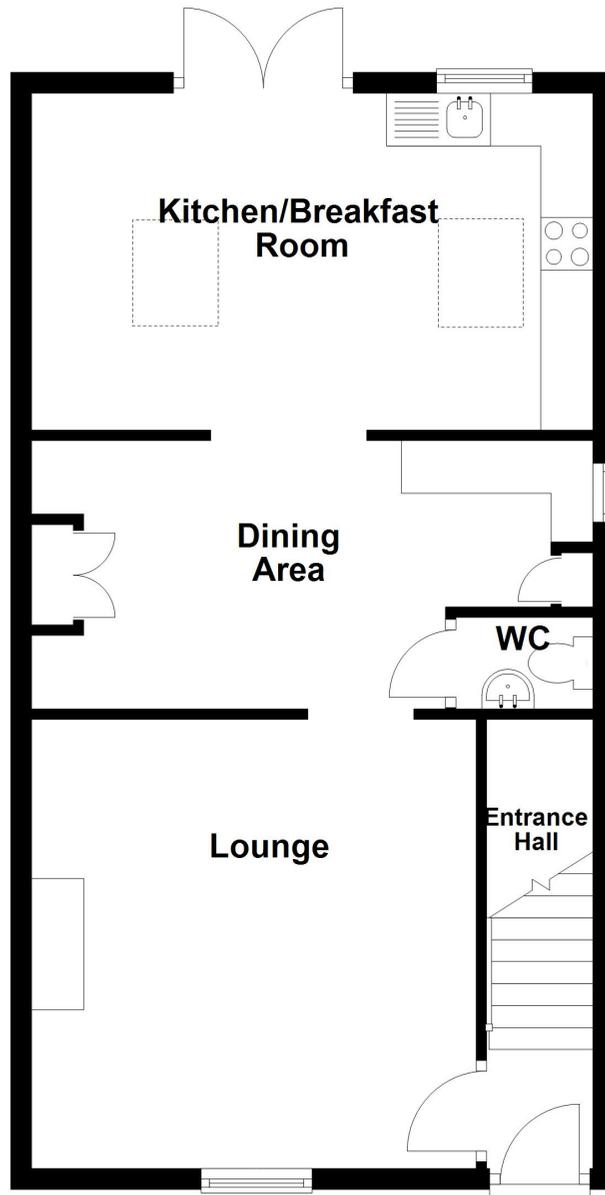
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

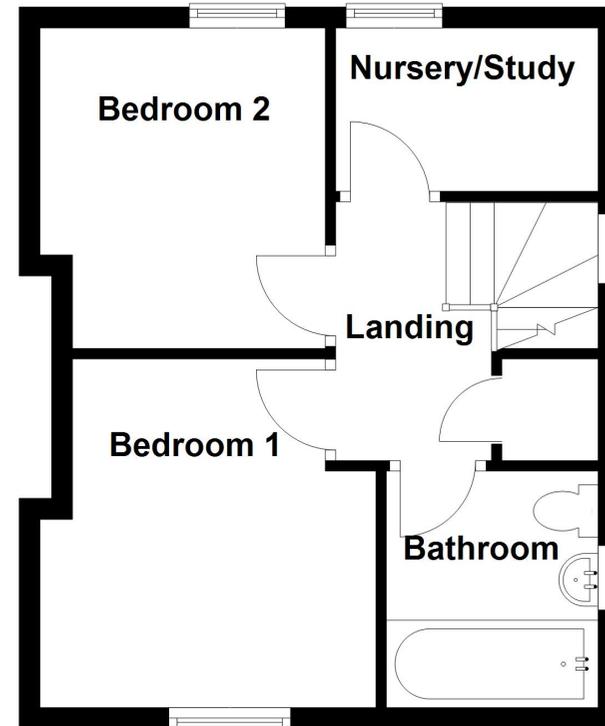


# Floorplan

## Ground Floor



## First Floor



### PLEASE NOTE:

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.