



25 Arden Road

Guide Price £260,000

Hawkins & Patterson
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25 Arden Road

Discreetly situated surprisingly generous 2 double bedroom Bungalow with no upward chain

PORCH

Upvc front door & matching double glazed windows that are fitted throughout the property. Wood laminate flooring which again extends throughout the majority of the Bungalow.

HALLWAY

Drying cupboard housing Baxi combination boiler.

SHOWER ROOM

Fully tiled with large glass enclosed shower. Vanity unit with one piece wash basin. Adjacent dual flush WC.. Extractor.

BEDROOM TWO (SIDE)

A double bedroom with fitted wardrobes.

BEDROOM ONE (SIDE)

The largest bedroom. Again with fitted wardrobes & matching bedside drawers.

DINING AREA

With borrowed light from the hall.

SITTING ROOM

A dual aspect room with patio doors at the front overlooking the courtyard. At the opposite end is a three section patio door into the Conservatory.

KITCHEN

With an extensive range of units in high gloss white under contrasting Beech laminate worktops. Inset sink & drainer. Four ring









Approximate Floor Area
932 sq. ft.
(86.6 sq. m.)

Approx. Gross Internal Floor Area 932 sq. ft. (86.6 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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