



## Flaunden Park, Flaunden

**£249,950**

An excellent opportunity to purchase a two double bedroom double unit park home. Situated on the popular Flaunden Park Site which is set in the delightful rural hamlet of Flaunden. Approx 38-40 years old but this stunning property has undergone complete modernisation including a new roof, kitchen, bathroom and boiler which is run on mains gas. There is a garden and parking for 1 vehicle.

Site rules include no commercial vehicles, 1 dog and 1 cat permitted but not required and the owner needs to be 50 years of age or older. No upper chain, viewing strongly recommended.

## Ground Floor

### Entrance Hall

Double glazed front door, LED downlighters, storage cupboard, doors leading to

### Sitting Room

A double aspect room with feature bay window, two radiators, wall mounted LED, double doors connecting the kitchen dining area.

### Kitchen Diner

Replaced approximately three ago, comprising of a range of wall and base units in a sage colour with wood effect work surfaces, integrated

dishwasher, integrated washer/dryer, a two year old gas combi boiler, 4 ring induction hob, integrated electric oven, integrated fridge and freezer, LED work top lighting.

### Bedroom One

Window to front, radiator, a range of fitted wardrobes with sliding doors. Point for TV.

### Bedroom Two

Window to side, a range of fitted wardrobes, radiator.

### Shower room

Window to side, refitted approximately 2.5 years ago,

comprising of a large shower tray with glazed panel, WC with concealed cistern, wash hand basin recessed into vanity unit, chrome ladder radiator, extractor fan.

### Pitch Fee and service charge

£233.00 per month.

### Outside

There is a private and secluded side paved patio area, off road parking for one vehicle. A large lawn area located at the front of the property.

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