



## **22 Western Close, Penton Park, Chertsey, Surrey, KT16 8QB**

SPACIOUS TWO DOUBLE BEDROOM PARK HOME WITHIN THE EVER POPULAR PENTON PARK DEVELOPMENT. The property benefits from a spacious lounge, modern kitchen/breakfast room, two double bedrooms, modern white bathroom suite and wrap around gardens. No Onward Chain. Viewings Highly Recommended!

For Sale By Online Auction. Starting Bids £140,000. Terms and Conditions Apply.

## ROOM DESCRIPTIONS

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### UPVC double glazed door leading to:

#### Entrance Porch

Side aspect UPVC double glazed window, wall mounted gas boiler, laminate wood-style flooring, light point.

#### Kitchen/Breakfast Room

Side aspect UPVC double glazed window, range of modern fitted units at eye and base level, wooden worktops, 1 1/2 bowl sink drainer unit, space for washing machine, cooker and fridge/freezer. Light and power points, radiator, laminate wood-style flooring.



#### Lounge

Front and side aspect UPVC double glazed windows, light and power points, radiator, front aspect UPVC double glazed door.



#### Bedroom 1

Side aspect UPVC double glazed window, light and power points, laminate wood-style flooring, radiator.

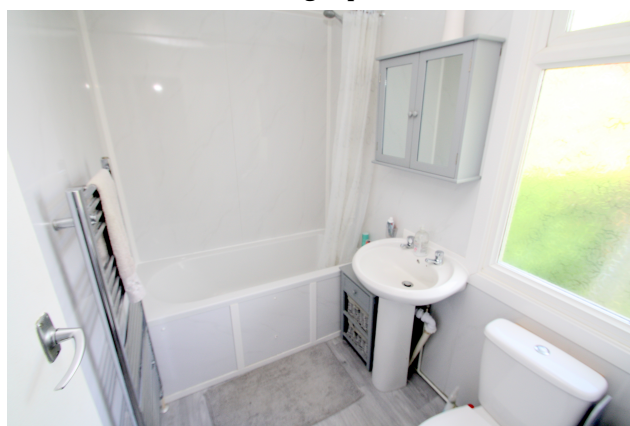


#### Bedroom 2

Side aspect UPVC double glazed window, light and power points, laminate wood-style flooring, radiator.

#### Bathroom

Rear aspect UPVC double glazed window, white three piece bathroom suite comprising panel enclosed bath with shower over, low level W.C & pedestal wash hand basin. Heated towel rail, light point.



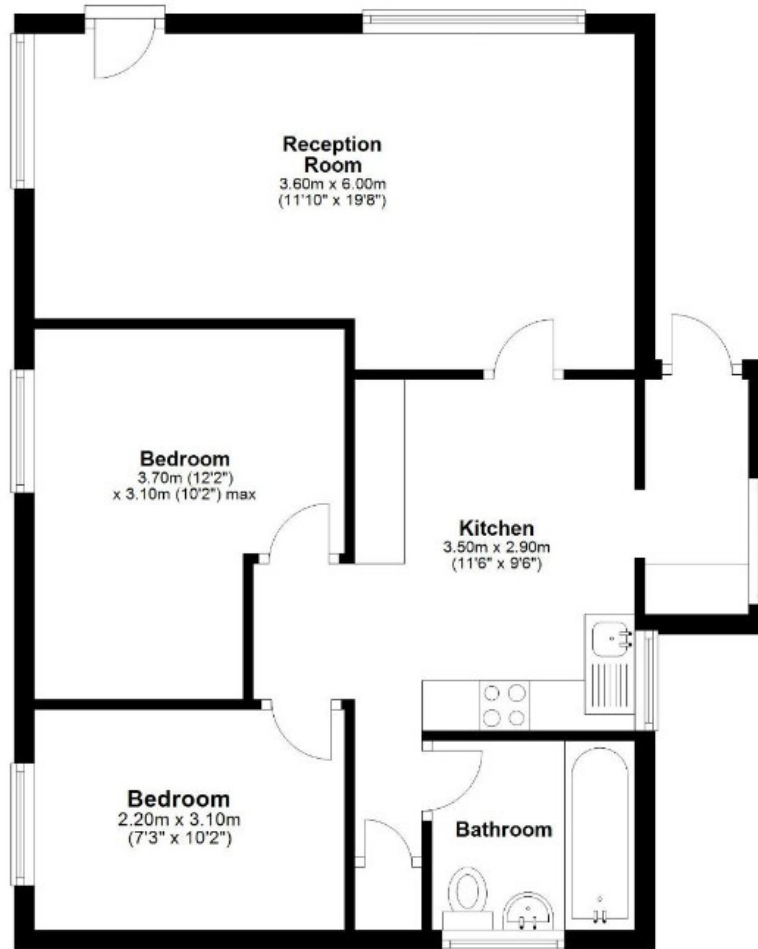
#### Outside

Wrap around plot with patio area to rear, enclosed by wood-panel fencing.

# FLOORPLAN

## Ground Floor

Approx. 57.0 sq. metres (613.6 sq. feet)



Total area: approx. 57.0 sq. metres (613.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.