



### Scatterdells Park, Chipperfield

**£240,000**

An opportunity to purchase a very well presented three bedroom park home located in the village of Chipperfield, only a short walk from the village common and the village shops. The property benefits from a newly fitted kitchen diner, a newly fitted shower room, recently fitted gas boiler. Available to over 50 years old only, no commercial vehicle, no pets. No children under the age of 16 years old.

## Ground Floor

### Kitchen Family room

A refitted kitchen in August 2021, a range of wall and base units in a gloss grey with an oak effect work surface, cupboard housing a refitted gas central heating combi boiler in Feb 2022. An American style fridge/freezer with ice maker and cold water dispenser, stone tiled splash backs, tiled flooring, concealed LED mood lighting, black sink with black mixer taps, double width range style gas cooker. Seating area to one end with a double aspect having two bay windows

### Sitting Room

6.14m x 3.30m (20' 2" x 10' 10") A double aspect room with french doors to garden, TV point, laminate wood effect flooring, coved ceiling, door to:

### Inner lobby

Airing cupboard, storage cupboard, loft hatch with ladder, doors to.

### Bedroom One

2.87m x 2.55m (9' 5" x 8' 4") Box bay window to side, a range of built-in wardrobes and drawer units, wall lights, radiator.

### Bedroom Two

2.92m x 2.40m (9' 7" x 7' 10") Box bay window to front a range of built in wardrobes and drawer units, wall lights, radiator.

### Bedroom Three

2.44m x 1.85m (8' 0" x 6' 1") Window to front built in wardrobe, radiator.

### Shower room

2.08m x 2.00m (6' 10" x 6' 7") Refitted in 2021, formerly a bath room, large double shower tray with glazed shower screen, wall mounted chrome mixer with flexible shower hose attachment, close coupled WC, wash hand basin recessed into vanity unit, tiled slash back, extractor fan LED lighting, window to side.

### Outside

#### Rear garden

Small area laid to lawn.

#### Parking

There is parking for one vehicle.

#### Ground Rent

Ground rent £183.00 per month

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