



**Whalebone Wood Road, Pease Pottage**

In Excess of £500,000

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McTAGGART**  
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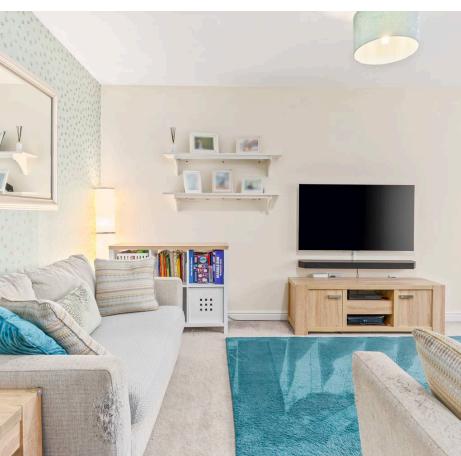
- Situated in this quiet cul-de-sac location
- Semi-detached family home
- Built by Redrow to their Letchworth design
- Close proximity to local schools, K2 leisure centre, M23 and local amenities
- Large private rear garden with decking area
- Off street parking leading to detached single garage
- Master bedroom with en-suite shower room
- Council Tax Band 'D' and EPC 'C'

An impressive and substantial three bedroom semi-detached family home, built by Redrow to their Letchworth design, situated in this quiet cul-de-sac location in the favoured and sought-after location of Pease Pottage village.

The accommodation comprises of a light and airy entrance hall with door to front and under stairs cupboard. The cloakroom has window to side, contemporary low level WC, wash hand basin and partly tiled.

The living room is of a good size with window overlooking front aspect.

The kitchen/dining room is situated to the rear of the property with window to rear and patio doors overlooking the private garden. The kitchen is fitted with an attractive range of gloss wall and base units, sink unit, work surfaces, gas hob with electric oven and integrated dishwasher, fridge/freezer and space for washer /dryer in cupboard.





Stairs from entrance hall lead to first floor landing with access to loft and airing cupboard. The master bedroom has window to front and two built in wardrobes and en-suite comprising of a one and a half walk-in shower cubicle, low level WC, wash hand basin, extractor fan and heated towel rail. There are a further two good sized bedrooms both facing out onto the rear aspect.

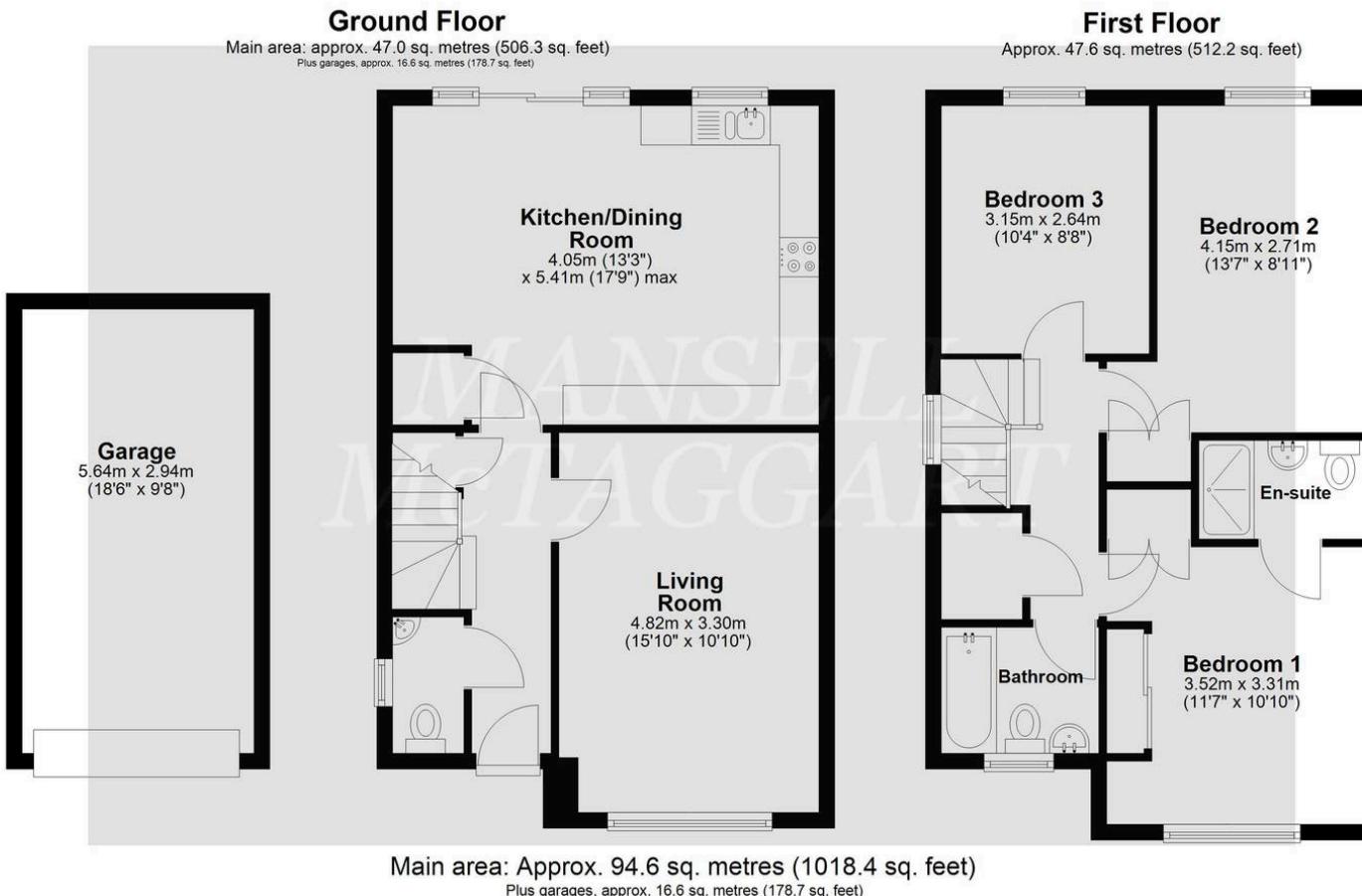
Completing the upstairs living accommodation, the family bathroom comprising of a panel enclosed bath with mixer tap and shower attachment, low level WC, wash hand basin, extractor fan, heated towel rail partly tiled and opaque window to rear.

The property benefits from off street parking for multiple vehicles leading to a detached single garage with up and over door, power and light. Side access leads to an attractive rear garden which is mainly laid to patio and lawn with a decking area towards the end of the garden, all enclosed by wooden panel fencing.

#### Agents Note

There is an Annual Service charge of £461.54.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

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