



HUNTERS  
SALE  
WIND

Woodville Crescent, Barnes, SR4

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

# Woodville Crescent, Barnes, SR4

£299,950

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 2 BEDROOM \* BUNGALOW \* LEASEHOLD \* LARGE GARDEN \* COUNCIL TAX BAND C \* EPC RATING D

This 2-bedroom semi-detached bungalow in Woodville crescent, The Barnes is For Sale and offers well-presented accommodation in excellent condition, ideal for families looking to be close to schools, parks and local amenities.

Inside, a welcoming reception room with large windows creates a bright space for everyday living, complemented by a log burner for a cosy focal point. The open-plan kitchen is a modern kitchen and dining space, with tiled floors, a breakfast area and excellent natural light. Sliding doors open directly onto the rear garden, making it easy to enjoy indoor-outdoor living and family mealtimes. There is built-in storage in the hallway, and modern grey radiators feature throughout the home.

The master bedroom includes built-in wardrobes, providing useful storage. The second bedroom is a double with large windows, helping it feel light and airy. The fully tiled newly renovated bathroom offers a modern suite and a heated towel rail.

Outside, the property benefits from a large rear garden, along with parking and a single garage.

The location offers convenient access to local amenities, nearby schools and nearby parks, making it a sought after location for day-to-day living.

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Approximate total area<sup>(1)</sup>

75.2 m<sup>2</sup>  
810 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Hallway

16'9" x 3'8"

Living Room

13'5" x 11'10"

Bedroom 1

13'5" x 10'3"

Bedroom 2

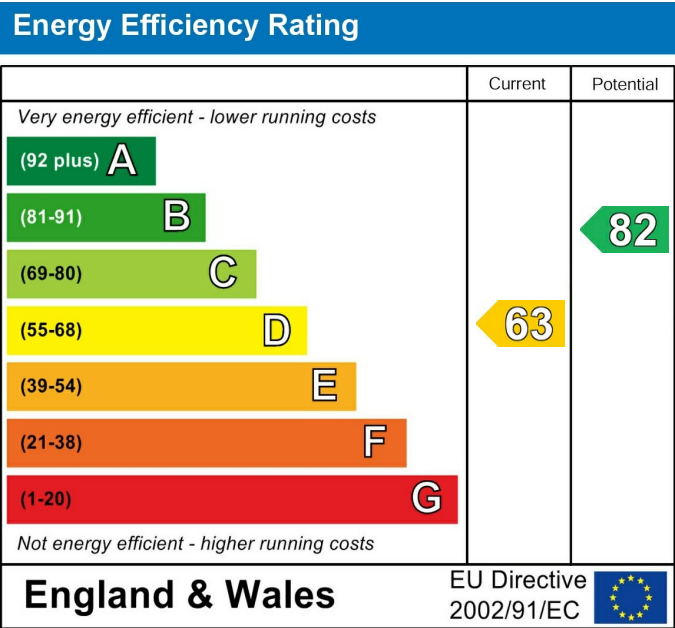
9'11" x 12'5"

Kitchen/Dining Room

19'1" x 11'2"

Bathroom

7'9" x 4'11"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



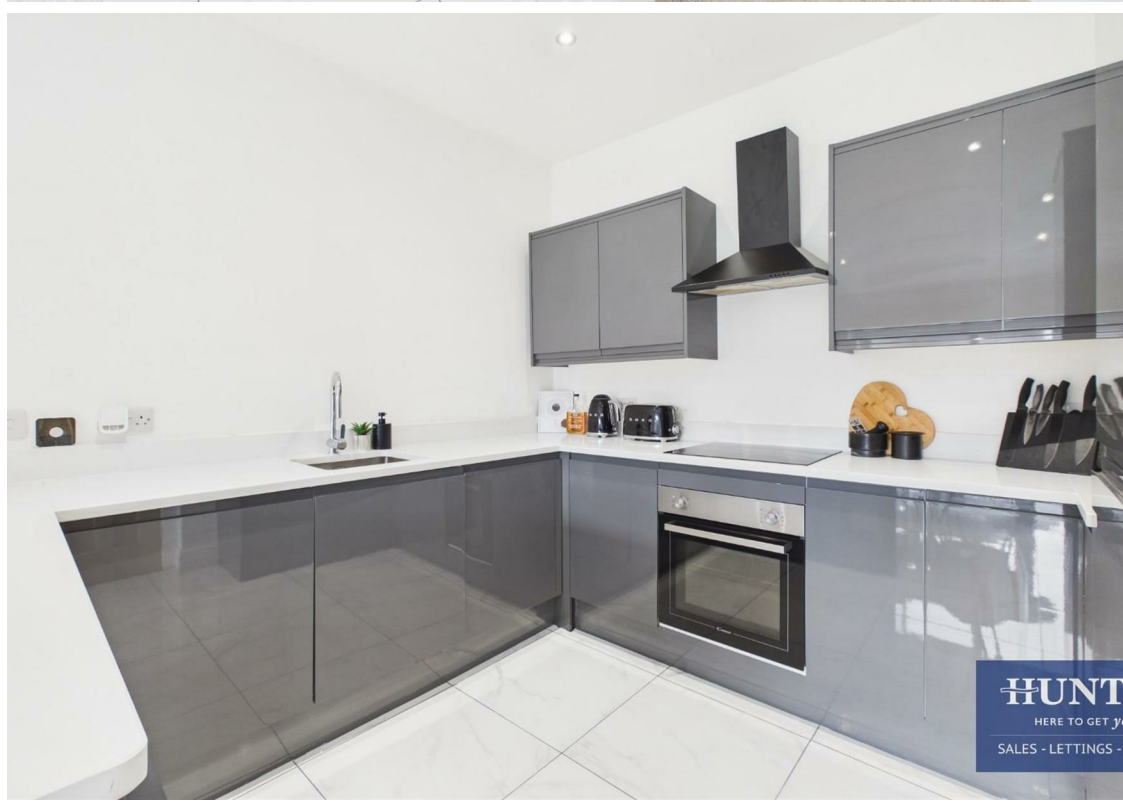
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