



92 WOBURN DRIVE | HALE

£700,000

NO ONWARD CHAIN

A substantially extended modern detached family house with south westerly facing lawned rear gardens and positioned in a popular residential location. The accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, dual aspect sitting room with feature fireplace and French windows to the rear terrace, spacious dining room, fitted breakfast kitchen with integrated appliances, four genuine double bedrooms, single bedroom, en suite shower room, bathroom and WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and integral garage with remotely operated door. An opportunity to remodel to individual taste and much further potential subject to approval.

POSTCODE: WA15 8NE

DESCRIPTION

Set well back from the grass verge lined carriageway this detached family house forms part of an ever popular location developed mainly with detached houses of similar age all of which have matured to create an attractive setting. The location is also ideal lying within the catchment area of highly regarded primary and secondary schools, well placed for access to the motorway network and the shopping centres of both Hale and Hale Barns.

The naturally light and generously proportioned accommodation has been improved by a substantial two storey extension at the rear and although ready for immediate occupation there is an opportunity to remodel to individual taste. In addition, there is potential for further development, subject to obtaining the relevant approval.

Approached beyond an enclosed porch and entrance hall with cloakroom/WC to one side, the spacious sitting room features a dual aspect and the focal point of a tiled fireplace surround with French windows opening onto the paved rear terrace. The separate dining room is ideal for formal entertaining and the adjacent breakfast kitchen is fitted with high gloss units alongside integrated appliances.

At first floor level there are four genuine double bedrooms, one of which benefits from an en suite shower room, an excellent single bedroom, bathroom and separate WC.

Gas fired central heating has been installed together with PVCu double glazing throughout.

Externally the gardens are certainly a feature with an expanse of lawn surrounded by mature trees and shrubs to provide a high degree of privacy. Importantly with a south westerly aspect to enjoy the sunshine throughout the day and into the evening. The driveway provides off road parking for two cars and there is an integral garage with remotely operated door.

ACCOMMODATION

GROUND FLOOR: ENCLOSED PORCH

PVCu double glazed door set within matching surrounds. Tiled floor.

ENTRANCE HALL

21'4" x 7'2" (6.50m x 2.18m)

Opaque glazed/panelled hardwood front door. Panelled staircase to the first floor. Cloaks closet containing hanging rails and shelving with cupboards above. Under-stair storage cupboard. Coved cornice. Radiator.

CLOAKROOM/WC

Vanity wash basin and low-level WC. PVCu double glazed window to the front. Coved cornice.

SITTING ROOM

21'1" x 14'10" (6.43m x 4.52m)

Tiled fireplace surround and hearth. PVCu double glazed French windows to the paved rear terrace. PVCu double glazed window to the front. Five wall light points. Coved cornice. Two radiators.

DINING ROOM

11'4" x 8'10" (3.45m x 2.69m)

PVCu double glazed window to the side. Tall PVCu double glazed window to the rear. Parquet flooring. Coved cornice. Radiator.

BREAKFAST KITCHEN

14'11" x 11'7" (4.55m x 3.53m)

Fitted with high gloss white/blue wall and base units beneath heat resistant work-surfaces and inset twin bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring ceramic hob with canopy cooker hood above and fridge/freezer. Recess for a freezer, dishwasher and automatic washing machine. Ample space for a table and chairs. Opaque PVCu double glazed door to the side providing access to the rear porch and external storage. PVCu double glazed window to the rear. Tiled floor. Radiator.



FIRST FLOOR: LANDING

Panelled balustrade. Airing cupboard housing the hot water cylinder. Access to the loft space and wall mounted gas central heating boiler via a retractable ladder. PVCu double glazed window to the front. Coved cornice.

BEDROOM ONE

15'3" x 10'6" (4.65m x 3.20m)

PVCu double glazed window to the front. Coved cornice. Radiator.

BEDROOM TWO

15'1" x 10'7" (4.60m x 3.23m)

Built-in wardrobes containing hanging rails and shelving with cupboards above. Vanity wash basin. PVCu double glazed window to the rear. Coved cornice. Radiator.

BEDROOM THREE

11'11" x 7'8" (3.63m x 2.34m)

Built-in wardrobes containing hanging rails with cupboards above, dressing table and matching drawers. PVCu double glazed window to the rear. Two wall light points. Coved cornice. Radiator.

EN SUITE SHOWER ROOM

8'7" x 2'6" (2.62m x 0.76m)

Pedestal wash basin. Tiled enclosure with thermostatic shower. PVCu double glazed window to the side. Tiled walls. Radiator.

BEDROOM FOUR

12'5" x 8'5" (3.78m x 2.57m)

PVCu double glazed windows to the front and side. Coved cornice. Radiator.

BEDROOM FIVE

8'6" x 8'3" (2.59m x 2.51m)

PVCu double glazed windows to the side and rear. Coved cornice. Radiator.

BATHROOM

6'2" x 5'5" (1.88m x 1.65m)

Panelled bath with mixer tap and pedestal wash basin with mixer tap. Tiled surrounds. Extractor fan. Radiator.

WC

7'5" x 3'7" (2.26m x 1.09m)

Wall mounted wash basin and low-level WC. PVCu double glazed window to the side.

OUTSIDE: INTEGRAL GARAGE

15'9" x 8'5" (4.80m x 2.57m)

Remotely operated up and over door. PVCu door to the side. PVCu double glazed window to the side. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

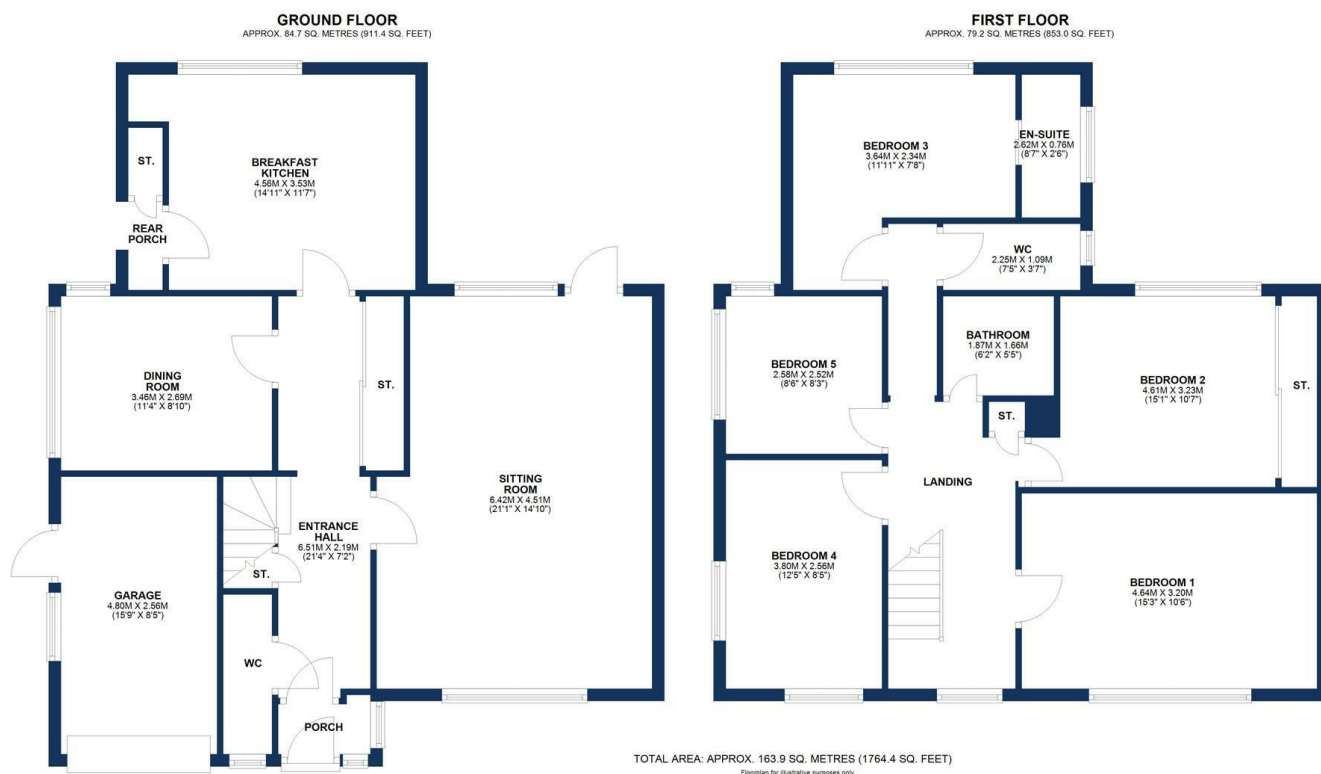
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NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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