



Larger than average, detached three/four
bedroom bungalow

26 Hathaway Drive
Woodloes Park
Warwick
CV34 5RD



MARGETTS
ESTABLISHED 1806

Guide Price £400,000

26 Hathaway Drive
Woodloes Park
Warwick
CV34 5RD



Guide Price £400,000

A delightful, larger than average, detached, three or even four bedroom bungalow, occupying a prominent corner plot with large corner gardens, off-road parking and adapted to provide three bedrooms and two reception rooms. Offered with no upward chain.

Recess front door opens into the

"L" SHAPED RECEPTION HALL

with radiator and access to the roof space.

"L" SHAPED LOUNGE

15'5" x 10'7" + 5'9" x 8'7"

with sliding, double glazed patio doors to the rear garden, feature fire setting, two double panel radiators, double glazed window to the front and door through to the

"L" SHAPED BREAKFAST KITCHEN

15'1" max x 10'5" reducing to 7'1"

with work surfacing extending around the room having base units beneath and single drainer one and a quarter bowl sink unit with mixer tap. Range of eye-level wall cupboards, tiled splashback areas, double panel radiator, double glazed window and door to the rear.

DINING ROOM

15'5" x 7'9"

with double glazed windows both to the front and rear elevation, radiator and doorway through to the

LARGE CLOAKROOM

7'5" max x 6'6" including cupboard

with low-level WC, wash hand basin and vanity unit and door opening to a shelved storage cupboard. This room is formed out of the single garage.

HALF GARAGE/UTILITY

8'4" x 7'9"

with roller up and over door, work surfacing with plumbing for washing machine under, vent for tumble dryer, wall mounted Ideal Logic gas fired central heating boiler.

BEDROOM ONE - FRONT

14'0" x 8'11" including wardrobes

enjoys a range of fitted bedroom furniture and double glazed bow window to the front.

BEDROOM TWO - FRONT

10'7" incl. wards x 8'11" excl door recess

with a range of fitted bedroom furniture, radiator and double glazed bow window to the front.

BEDROOM THREE - SIDE

7'8" x 7'0" inc. wards

with double glazed window and radiator.



BATHROOM

has a white suite with panelled bath, separate shower cubicle with adjustable shower, wash hand basin set in vanity unit with cupboards beneath, low-level WC, tiled to full height on all walls, two obscured double glazed windows, and airing cupboard with insulated hot water cylinder.

OUTSIDE

TO THE FRONT OF THE PROPERTY - PARKING

The property enjoys a corner plot with shaped lawn and perimeter borders stocked with shrubs and trees. A block paved parking area provides parking and gives access to the side of the property where a timber garden gate gives access to the rear garden.



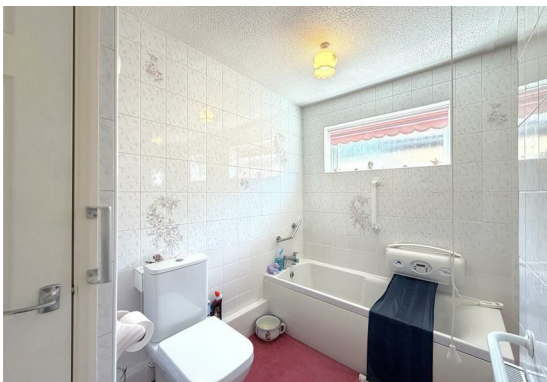


REAR GARDEN

The rear garden is, in our experience, larger than the average and enjoys a shaped lawn together with perimeter shrubbery borders with established shrubs, plants and trees. There is a large patio area adjoining the property and a further carport/patio area with small timber garden shed.

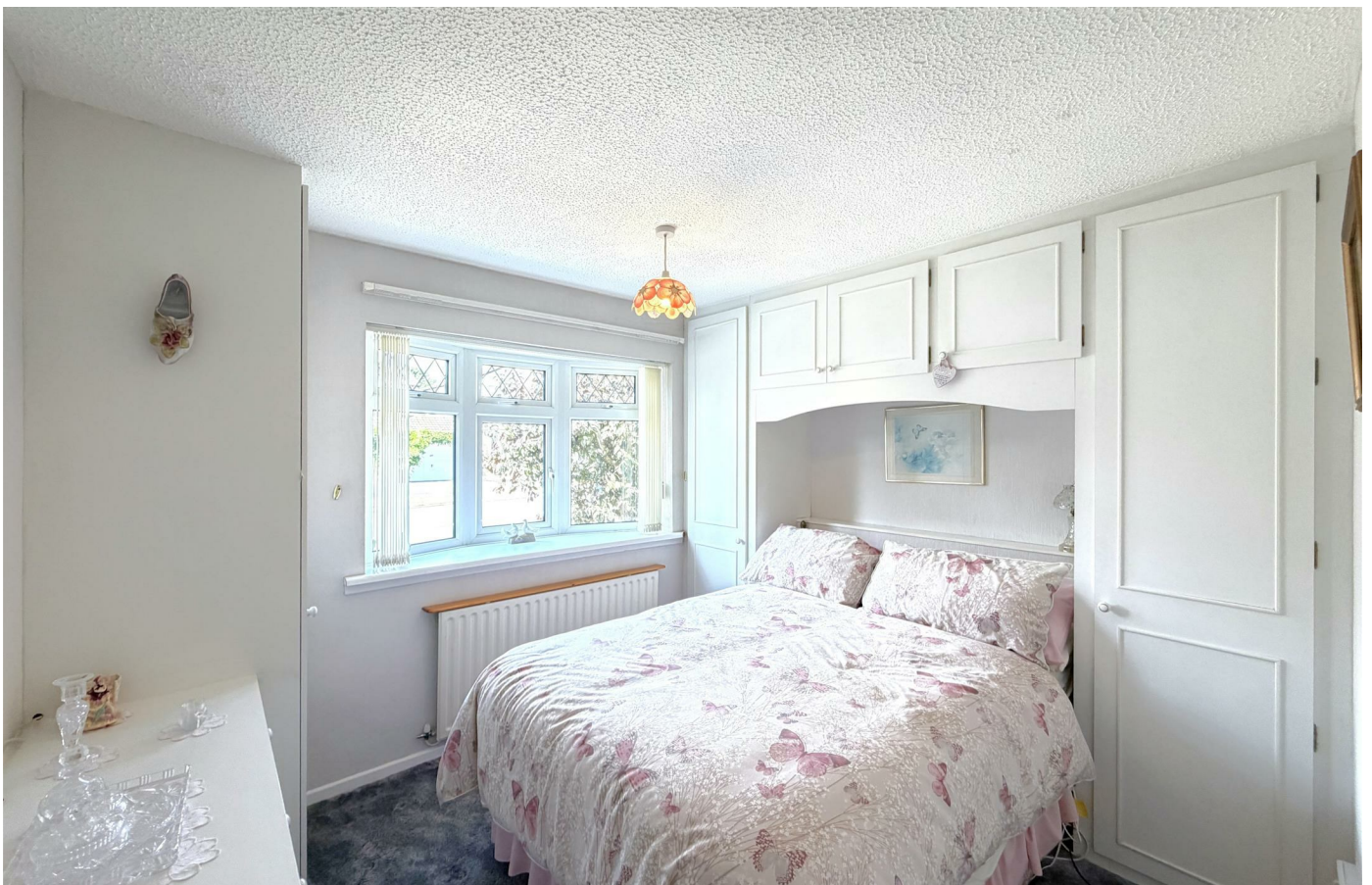
GENERAL INFORMATION

The property is freehold and all mains services are connected.





26 Hathaway Drive, Woodloes Park, Warwick, CV34 5RD





Ground Floor
Approx. 99.6 sq. metres (1071.7 sq. feet)

Total area: approx. 99.6 sq. metres (1071.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

