



# FOR SALE

## 44 OLD SAX LANE, HP5

### £170,000

Chartridge Park are delighted to offer this 14'x44' single unit, 2 bedroom, Tingdene park home to the market.

This park home offers accommodation comprising of: 2 bedrooms with walk in wardrobes, fitted kitchen, fitted wet room, lounge/diner. Hallway with 1 storage cupboard. Large Balcony, lawned garden on sides and large garden storage shed. Nearby parking.



### LOUNGE/DINER/KITCHEN AREA

Freshly renovated open plan Lounge with windows and wooden blinds. Dining area with french doors leading to large decking area with lights. Wood flooring and downlights throughout. Electrical sockets, radiators, TV point and BT phone-line point.



Newly fitted matt grey kitchen units and handles, with wood worktop and tiles. Belfast sink with mixer tap. Smeg range cooker and Bosch extractor hood. Integrated washing machine, dishwasher and microwave. Freestanding Beko Fridge/Freezer. Window with opener and wooden blind. Electrical sockets and radiator. Heating: LPG Vaillant combi boiler.



**BEDROOM 1** with walk-in wardrobe. Grey coloured carpet with ceiling light. Window with opener and roller blind. Electrical sockets and radiator.

**BEDROOM 2** with walk-in wardrobe. Grey coloured carpet with ceiling light. Window with opener and roller blind. Electrical sockets and radiator.



### **WET ROOM**

Newly fitted wet room with rain head shower and screen, surrounded by grey stone tiling. White vanity unit with basin, mixer tap and mirror. Toilet suite. Heated towel radiator. Privacy window with opener. Down-lights with stone tiled flooring.

### **BALCONY & GARDENS**

Large balcony with views. Lawned garden on both sides with large garden storage shed and nearby parking.



**For viewings of 44 Old Sax Lane**

**Please contact the Chartridge Park Office on: 01494 783119**

**or by email: [sales@chartridgeparklimited.co.uk](mailto:sales@chartridgeparklimited.co.uk)**

*Please consider the environment before printing this brochure*

