

CPR Certificate Not Signed

Price

£425,000

Freehold

2x  1x  2x 

Woodland Way, Woodnesborough,  
Sandwich, Kent, CT13

*Wards*

Helping you move forwards



## Main features

- Detached bungalow with garage and off road parking
- Handy utility room and en-suite bathroom
- Well kept sunny aspect garden to rear
- Excellent condition throughout ready to move into
- Situated a quiet cul-de-sac in a location

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hallway : 13'10 x 11'8 (4.22m x 3.56m)  
 Cloakroom  
 Reception : 14'10 x 13'10 (4.52m x 4.22m)  
 Reception 2: 12'11 x 11'10 (3.94m x 3.61m)  
 Conservatory : 11'3 x 11'2 (3.43m x 3.41m)  
 Kitchen : 17'1 x 11'10 (5.21m x 3.61m)  
 Utility Room : 14'1 x 5'1 (4.30m x 1.55m)

### FIRST FLOOR

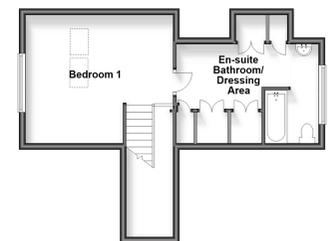
Landing  
 Bedroom 1: 13'3 x 9'11 (4.04m x 3.02m)  
 En-suite : 15'1 x 9'9 (4.60m x 2.97m)  
 Bedroom 2: 13'10 x 9'11 (4.22m x 3.02m)  
 Shower Room : 8'2 x 8'1 (2.49m x 2.47m)

### OUTSIDE

Split Level Ground Floor  
 Approx. 140.1 sq. metres (1508.1 sq. feet)



First Floor  
 Approx. 38.1 sq. metres (411.4 sq. feet)



Call Deal - 01304 361420 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



10634781/20231013/BG/WSM