



23 BEARWOOD PARK, BEARWOOD PATH, WINNERSH, WOKINGHAM, RG41 5SR  
**£165,000**

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN IS THIS SPACIOUS 2/3 BEDROOM PARK HOME WITHIN THE PEACEFUL GROUNDS OF THE FAMILY OWNED BEARWOOD PARK FOR THE OVER 55'S.**

**Winkworth**

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## DESCRIPTION:

Offered to the market with NO ONWARD chain is this spacious 2/3 bedroom park home within the peaceful grounds of the family owned Bearwood Park for the over 55's.

When you make your way into this remarkable park home you are welcomed into a spacious entrance hall with plenty of space to kick off your shoes and take off your coat. Leading off the entrance hall is the living/dining room with an abundance of light entering through the bay windows, the kitchen with a range of appliances and a breakfast area, two double bedrooms with built in wardrobes, a third bedroom currently being utilised as a study and a four piece family bathroom. Rounding off the accommodation is a utility room off the kitchen.

To the outside is a fully enclosed and private rear garden with a shed, driveway parking for at least one vehicle and a detached garage.

Please note the pitch fee is £203.67 per month.

## AT A GLANCE

- NO ONWARD CHAIN
- CASH BUYERS ONLY
- NO PETS
- Well presented 2/3 bedroom PARK HOME
- Site for the over 55's
- 2 double bedrooms with a third being used as a study
- Driveway parking and garage
- Water, sewage & electric organised through the site
- Calor gas

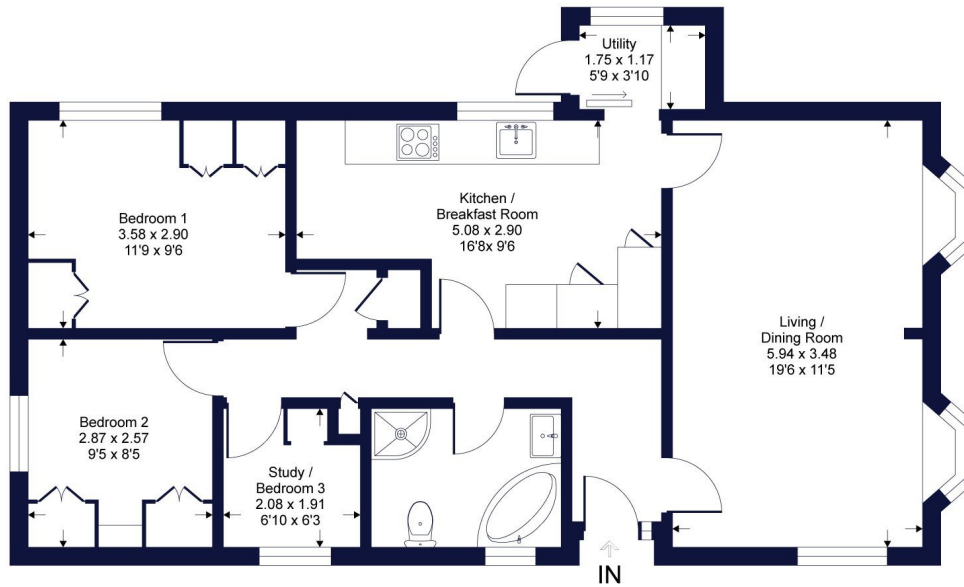
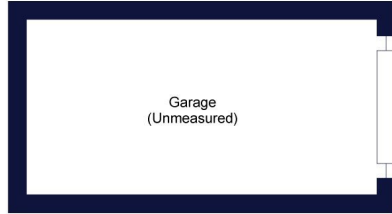
**Council Tax Band: A**



# Bearwood Park

Winkworth

Approximate Gross Internal Area = 76.6 sq m / 825 sq ft (excludes garage)



Ground Floor = 76.6 sqm / 825 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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