



70 Westongales Way, DN5 0UJ

**£195,000 Offers In Region Of
Tenure Freehold**

- Garage
- Garden Offering Privacy
- Beautifully presented
- Downstairs WC
- Conservatory
- Situated in a quiet cul-de-sac
- 5 min walk to Bentley train station
- En Suite

Beautifully presented three bedroom semi-detached property on an enviable plot with en suite bathroom and conservatory. This superb family home nestled into the corner of a quiet cul-de-sac in Bentley has an abundance of space and living accommodation. The entrance hall has access to the downstairs WC and leads you to the front living room with bay window, allowing plenty of natural light to flood the room. The spacious and contemporary kitchen/dining area is located at the rear and provides access to the conservatory which overlooks the substantial and private garden. Further benefits include a brick built separate garage.

The first floor boasts three good sized bedrooms with the master having an en-suite shower room, and a family bathroom. The property is contemporary throughout with a high quality finish leaving little to no further renovations required from buyers. With excellent local schools and amenities close by on the high street, the property is conveniently located and enjoys great transport links with a train station just a short walk away.

This property will be sure to attract lots of interest and viewings are highly recommended. Contact us now to arrange an appointment to view!



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	