

## Alcocks Close Kingswood, Surrey KT20 6BG

THREE BEDROOM detached BUNGALOW situated on a SECLUDED 1/2 ACRE South/West Plot located in a private Cul-de-Sac in the heart of KINGSWOOD. The property requires some modernisation and has potential to be extended (S.T.P.C). The property benefits from LOUNGE/DINING room, kitchen, bathroom, three bedrooms, DETACHED GARAGE and off street parking for FOUR-FIVE VEHICLES

Offers In The Region Of £795,000 - Freehold



## RECESSED PORCH AREA

Giving access to:

## FRONT DOOR

Double glazed obscured glass door with obscured glazed window to the side, giving access through to:

## ENTRANCE HALL

Coving, cloak cupboard, radiator and original parquet flooring. Access to loft. A cupboard housing the alarm system and fuse board. Wall mounted thermostat control.

## DOWNSTAIRS WC

Coving. Low level WC and pedestal wash hand basin. Double glazed obscured window to the front. Radiator.

## LOUNGE AREA

5.46m x 3.96m (17'11 x 13'0)

Coving. Open fireplace with portman stone. Double glazed french doors leading to under canopy patio area. Double glazed large picture window with a pleasant view overlooking the garden. 2 x radiators. Archway leading through to:

## DINING AREA

3.23m x 2.69m (10'7 x 8'10)

Coving. Double glazed window to the front. Radiator. Door through to:

## KITCHEN

A comprehensive range of eye level cupboards and a solid wood work top incorporating a sink and drainer with mixer tap. A comprehensive range of cupboards and drawers below the work top. Spaces for washing machine and oven. There is a replaced wall mounted gas central heating boiler. Triple aspect. Double glazed window to the front and side with a further double glazed window to the rear. Double glazed rear door. There is a pantry. Tiled splashback. Coving. Downlighters. There is also an airing cupboard located in the kitchen.

## BEDROOM ONE

4.88m x 3.02m (16'0 x 9'11)

Coving. Double aspect with large double glazed window to the rear enjoying a pleasant view overlooking the garden and side aspect double glazed window. Radiator. Built in fitted cupboards comprising of useful shelving and hanging space.

## BEDROOM TWO

3.15m x 2.72m (10'4 x 8'11)

Coving. Double glazed window to the front. Built in storage cupboard. Radiator.

## BEDROOM THREE

2.90m x 3.02m (9'6 x 9'11)

Coving. Double glazed window to the rear. Built in storage cupboards. Radiator.

## BATHROOM

Panel bath. Pedestal wash hand basin. Low level WC. 2 x obscured double glazed windows to the front. Radiator and towel rail. Coving.

## OUTSIDE

### FRONT

There is a large paved driveway with hedgerows to the side. Side gate provides access to the rear garden. Mature trees and shrubs. The driveway also gives access to the:

### DETACHED GARAGE

5.74m x 2.69m (18'10 x 8'10)

Metal up and over door. Power and lighting. There is an additional store to the rear with a brick built/log store to the side.

### REAR GARDEN

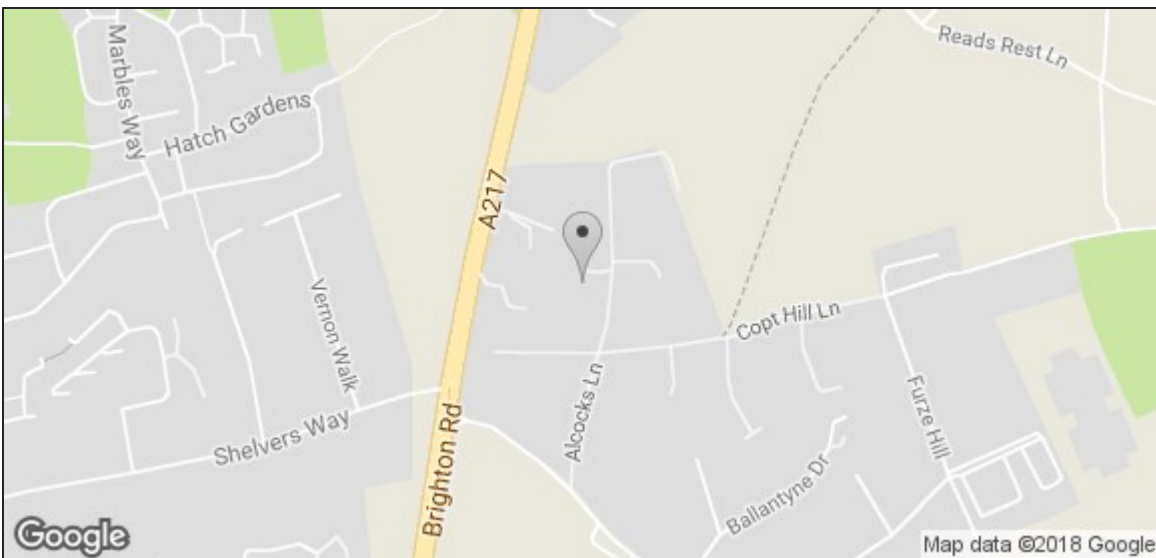
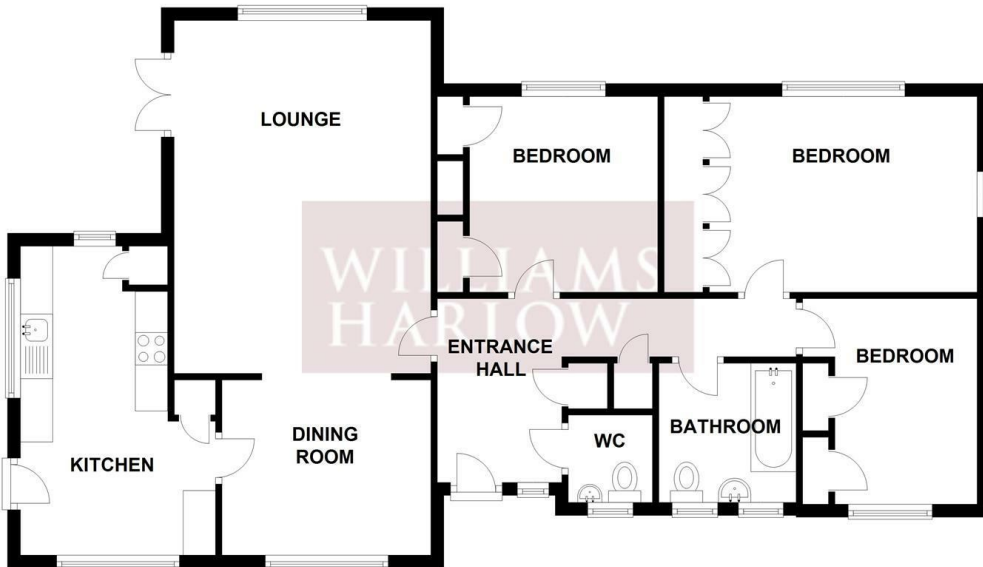
Immediately to the rear there is a patio under covered canopy. There is a large area of pea shingle patio. The remainder is mainly laid to lawn with mature herbaceous borders. There are evergreen trees providing a large degree of privacy.





**GROUND FLOOR**

APPROX. 96.5 SQ. METRES (1038.5 SQ. FEET)



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>83</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | <b>66</b>               |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>79</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | <b>61</b>               |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |