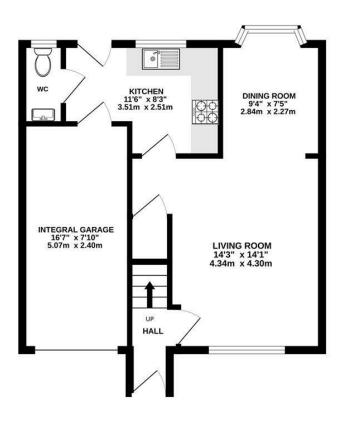
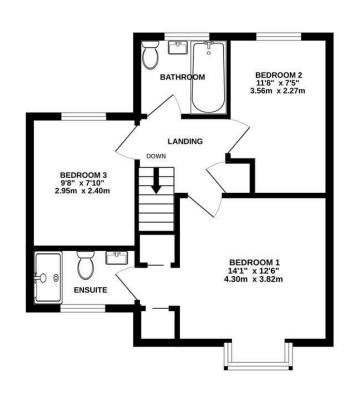
**GROUND FLOOR** 508 sq.ft. (47.2 sq.m.) approx.

1ST FLOOR 436 sq.ft. (40.5 sq.m.) approx.







## TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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A 3 bedroom attached property situated in a quiet cul de sac forming part of the ever popular phase 1 of Kings Hill. Situated within easy reach of Kings Hills local amenities.

The property comprises to the ground floor of a lounge/diner, kitchen, cloakroom, integral garage and to the first floor a master bedroom with fitted wardrobes and en-suite, 2 further bedrooms and bathroom. Externally there is a good size private garden and driveway and garage.

Available from early August 2025.

Pets considered at £25 per month per pet.

















