



## 29 Kendal Road

Longlevens, Gloucester, GL2 0ND

**£385,000**



Murdock & Wasley are delighted to welcome to the market this beautifully presented and much loved family home, situated in a quiet and highly desirable location – perfect for growing families.

The property offers generous and versatile living space throughout, including a fantastic garden room, ideal as a home office, gym, or additional entertaining space.

The accommodation comprises: entrance hallway, cloakroom, spacious lounge, additional sitting room, and a stylish open plan kitchen/diner. Upstairs offers three well-proportioned bedrooms and a family bathroom.





**Entrance Hallway 13'6 x 5'7 (4.11m x 1.70m)**

Approached via Upvc double glazed front door, obscure frosted window to side, radiator, power points, stairs leading to first floor, doors to kitchen, sitting room, lounge & cloakroom.

**Cloakroom 4'7 x 2'5 (1.40m x 0.74m)**

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, towel rail.

**Lounge 11'6 x 11'4 (3.51m x 3.45m)**

Upvc double glazed bay window to front, television point, original floor boards, power points, radiator.

**Sitting Room 11'2 x 10'7 (3.40m x 3.23m)**

Television point, original flooring, power points, radiator, opening to:

**Open Plan Kitchen/Diner 14'9 x 9'0 (max) (4.50m x 2.74m (max))**

Upvc double glazed french doors to rear, Upvc double glazed windows to both side & rear, Upvc double glazed door to side, sink/drain, eye & base level units with roll edge work tops, electric oven with gas hob & hood, built in fridge, freezer, dishwasher & washing machine, two radiators, power points.

**First Floor Landing 6'11 x 2'8 (2.11m x 0.81m)**

Upvc double glazed frosted window to side, access to loft via hatch which holds the boiler, doors to all rooms.

**Bedroom 1 11'3 x 10'3 (3.43m x 3.12m)**

Upvc double glazed windows to front, radiator, power points, built in storage.

**Bedroom 2 11'5 x 10'1 (3.48m x 3.07m)**

Upvc double glazed windows to rear, radiator, power points.

**Bedroom 3 10'0 x 6'11 (3.05m x 2.11m)**

Upvc double glazed windows to side, radiator, power points.

**Bathroom 6'1 x 6 (1.85m x 1.83m)**

Upvc frosted double glazed window to front, panelled bath with shower over, heated towel rail, partly tiled walls, extractor fan.

**Rear Garden**

A lovely enclosed area which is partly paved, mainly laid to lawn, gated side access, cold water tap, doors to garage & large garden room/ potential office.

**Garage**

Accessed via double glazed door, power & lighting.

**Office/ Outbuilding 12'7 x 6'3 (3.84m x 1.91m)**

Accessed via Upvc double glazed doors, power, lighting & access to cloakroom.

**Tenure**

Freehold.

**Services**

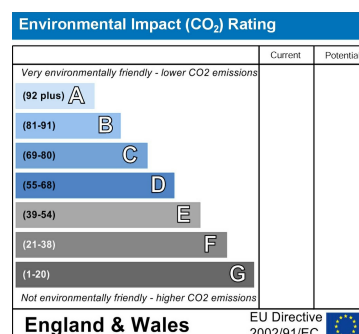
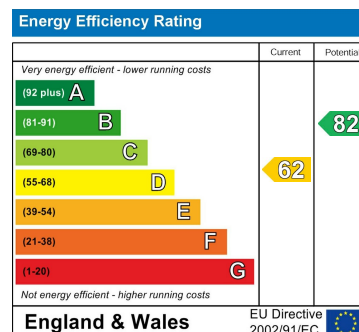
Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council C

**Awaiting Vendor Approval**

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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