



18 Kingston Avenue  
Bradford on Avon, Wiltshire, BA15 1JB





An exceptional semi-detached home offering spacious, well-designed accommodation over two floors. At its heart is a bright open-plan kitchen/dining area with double doors leading to a beautifully landscaped garden. The garden also features a fully equipped office with power, lighting, and internet - ideal for home working. A separate, cosy sitting room with a wood-burning stove provides the perfect retreat on colder evenings. Conveniently located within walking distance of the town centre, train station, and Fitzmaurice Primary School, this superb property is offered with no onward chain.



Three Bedrooms  
Sitting Room With Wood Burning Stove  
Kitchen/Dining Room  
Utility  
Cloakroom  
Bathroom  
Garden  
Garden Office  
Driveway  
No Onward Chain

£425,000



**ACCOMMODATION** (all dimensions being approximate)

## GROUND FLOOR

### Entrance Hall

Wooden double glazed entrance door to front, stairs to the first floor with storage under, radiator.

### Sitting Room 3.35m (11') x 2.99m (9'10")

UPVC double glazed window to front, feature fireplace with wood burning stove, radiator.

### Kitchen/Dining Room

6.18m (20'3") x 4.19m (13'9")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl composite sink, integrated dishwasher, space for fridge/freezer, fitted electric double oven, four ring electric hob with extractor hood over, feature fireplace, radiator, UPVC double glazed double doors to garden, UPVC double glazed obscure entrance door to side.

### Utility

UPVC obscure double glazed window to side, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler.

### Cloakroom

UPVC obscure double glazed window to front, wash hand basin, close coupled WC.

## FIRST FLOOR

### Landing

UPVC obscure double glazed window to side, access to loft with drop down ladder.

### Bedroom 1 4.08m (13'5") x 3.39m (11'1")

UPVC double glazed window to front, radiator.

### Bedroom 2 3.66m (12') x 3.03m (9'11")

UPVC double glazed window to rear, radiator.

### Bedroom 3 3.06m (10') x 2.62m (8'7")

UPVC double glazed window to rear, radiator.

### Bathroom

UPVC obscure double glazed window to front, three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, toothbrush charger, heated towel rail.

## EXTERNALLY

Enclosed rear garden mainly laid to lawn with flower and shrub borders, patio area, cold water tap. Driveway to front providing off road parking..

### Garden Office 2.81m (9'3") x 2.80m (9'2")

UPVC double glazed double door and window to side, light, power and ethernet points.

### Council Tax:

Band C - £2,275.51

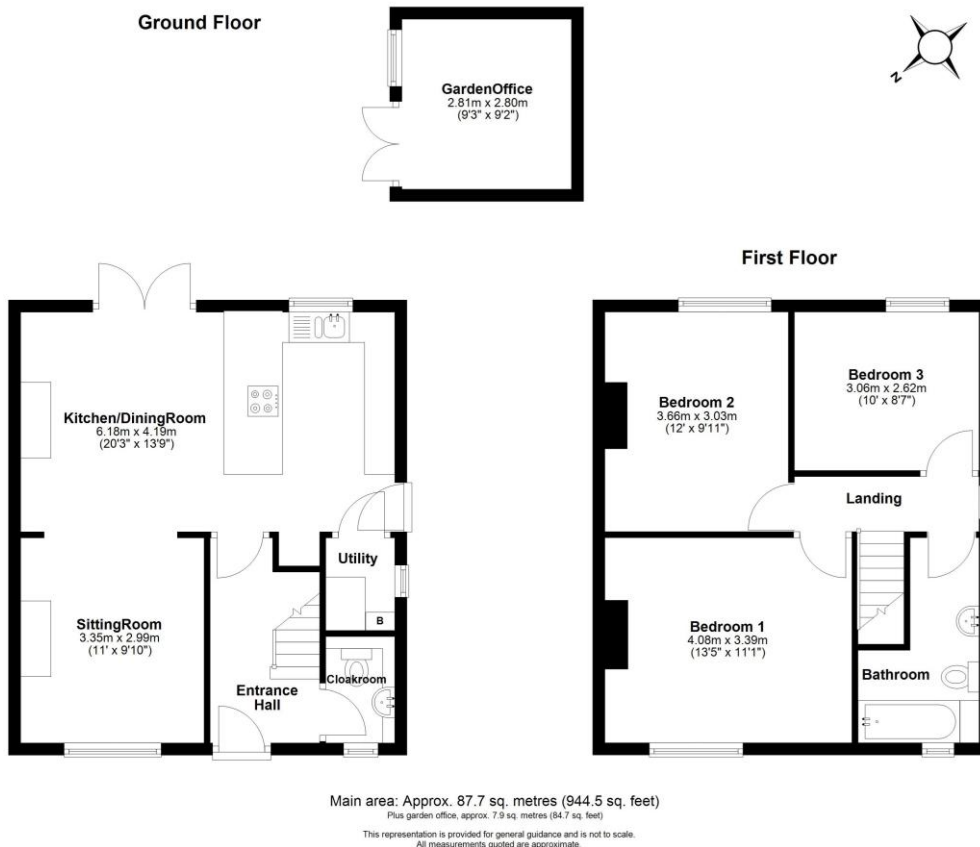
(April 2025 - March 2026 financial year).

### Tenure:

Freehold.







**Viewing:** Strictly by appointment through the agent **Kingstons**.

**What3words:** ///vision.paddlers.genius

**Directions:** From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. At the next mini roundabout bear left and continue onto Trowbridge Road. Take the third turning left onto St. Laurence Road and take the first turning right onto Culver Road. Take the first turning left onto Kingston Avenue where number 18 will be found on the right-hand side.

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		