



Mogador Road, Lower Kingswood

The **PERSONAL** Agent



# £660,000

## Freehold

- Semi detached family house
- Three/four bedrooms
- Views across farmland
- Double glazing & gas central heating
- Kitchen/dining room
- Family room with bi-fold doors
- Master bedroom with lovely outlook
- Fitted family bathroom
- Rear garden backing farmland with patio area
- Situated opposite open countryside

This attractive 3-4 bedroom semi-detached property has been extended to add a large luxury kitchen-dining room with adjoining family area, situated in this sought after semi-rural hamlet overlooking and backing onto farmland.

The accommodation comprises: Entrance porch, entrance hall with under stairs cupboard, good size front sitting room and a useful study/bedroom 4. The rear of the house has been extended to incorporate a fantastic luxury fitted kitchen with integrated



appliances and island unit, dining area and family room area, bi-fold doors give access to the rear garden. There is an adjoining fitted utility room and shower room with wc.

The first floor has a spacious Master bedroom, two further good size bedrooms and fitted family bathroom.

The lovely rear garden is a great size and has patio area and backs directly onto farmland.

The property has a large front driveway with space for several cars.

Mogador road feels semi-rural and is surrounded by acres of open countryside, there is a local pub within easy walking distance and a local shop and mini Marks & Spencer and school within easy reach. The A217 road link is a few minutes drive away and affords easy access to larger towns and the M25 Junction 8.

Tenure - Freehold  
Council tax band - E





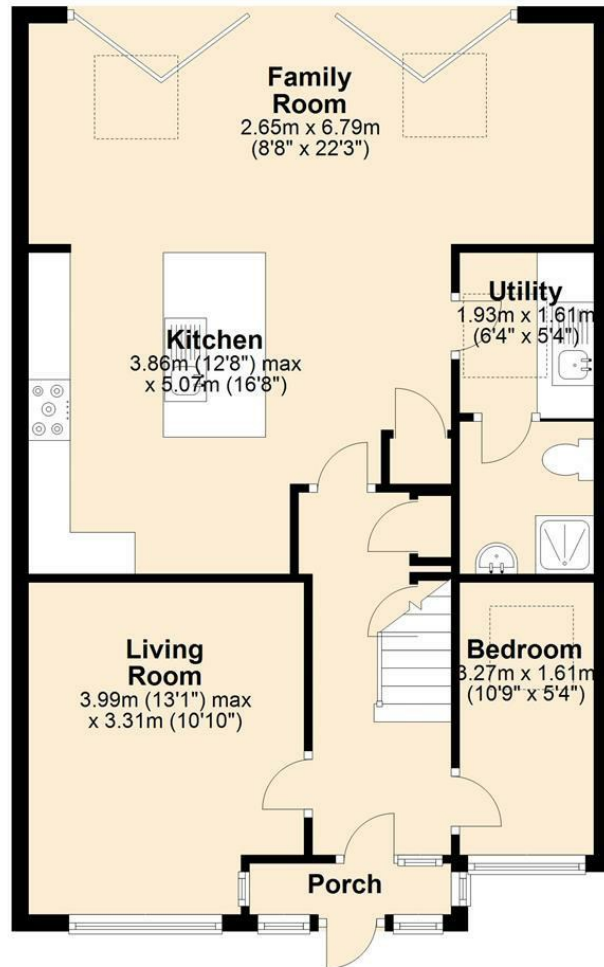






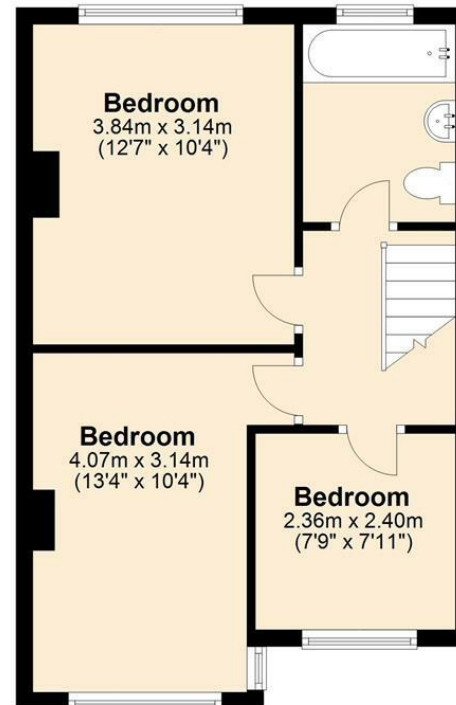
## Ground Floor

Approx. 71.4 sq. metres (768.0 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 110.1 sq. metres (1185.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>74</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The  
**PERSONAL**  
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