



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.

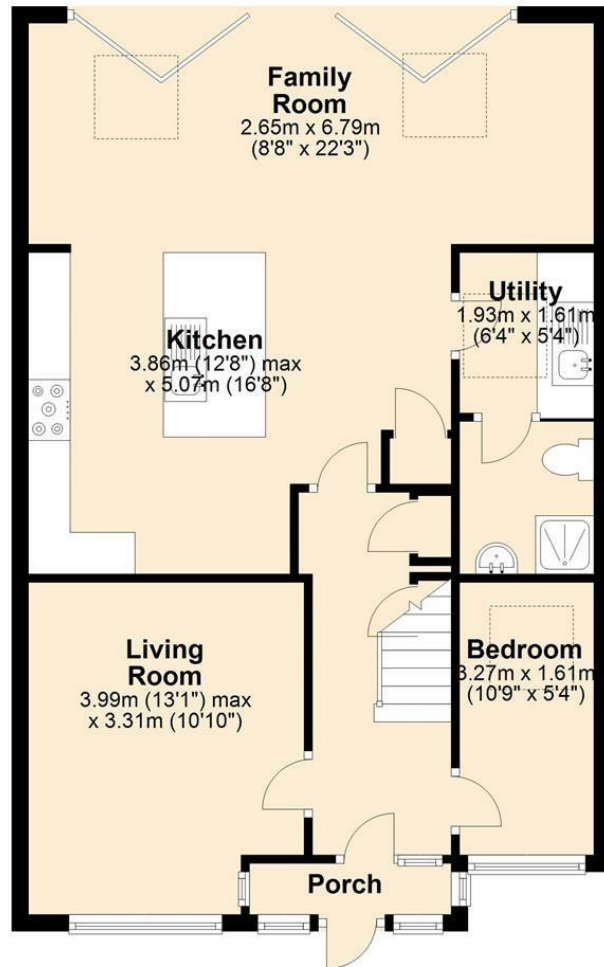
Tenure - Freehold
Council tax band - E





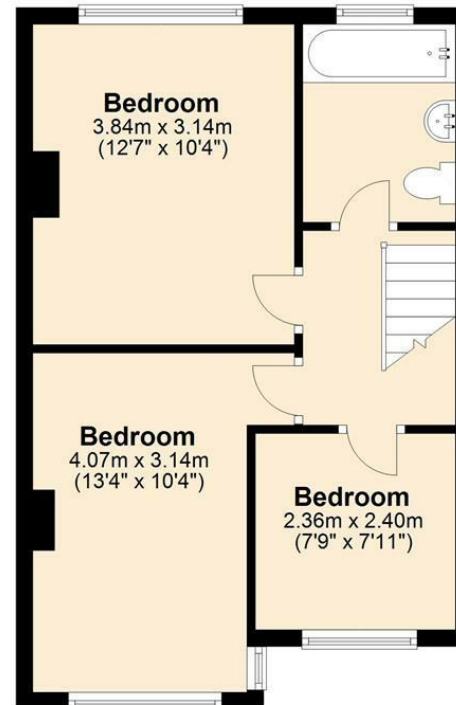
Ground Floor

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) A		84
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The
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Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

