PROPERTY SUMMARY

Occupying in excess of 4,500 square feet this stunning and generously proportioned 6 bedroom 4 bathroom family home of exceptional quality is presented with style and aplomb. Built to an exacting standard under a tall pitched roof over three floors, the accommodation is perfectly in tune with requirements for twenty first century living with modern technology, further benefits include a playroom, integrated garage, study, glazed garden room and a gym. The property has to be seen to be appreciated. EPC: B

COUNCIL TAX - G
Construction -
Mains Services -
Heating System -
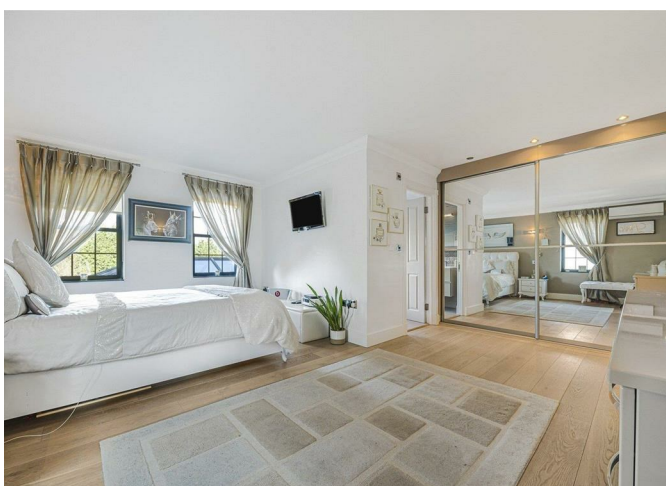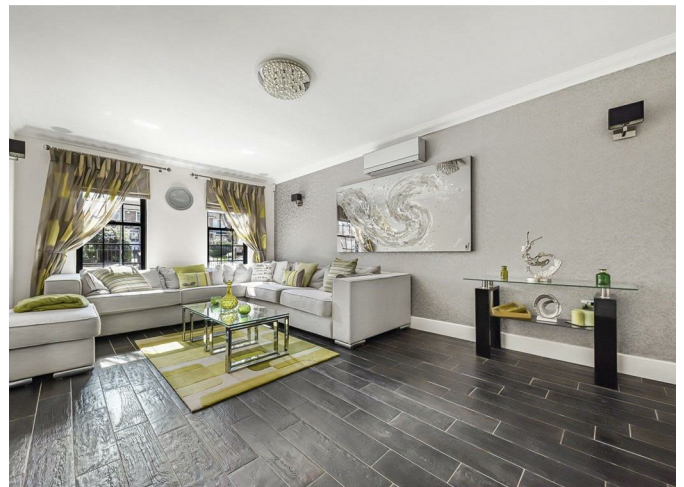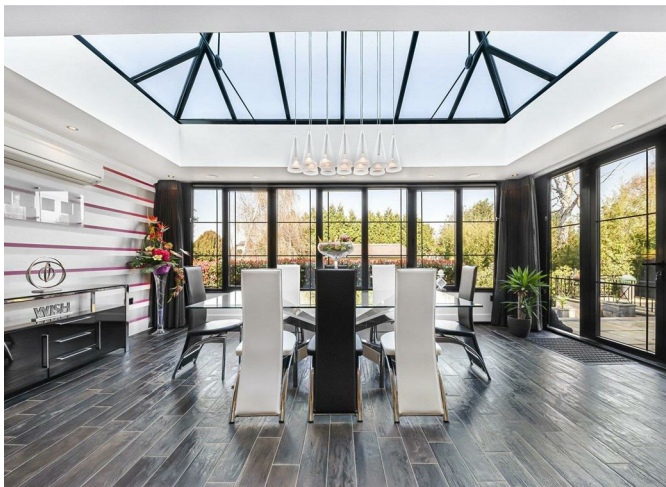Broadband –
Mobile coverage -
Restrictive covenants –

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Kings Avenue, BR1

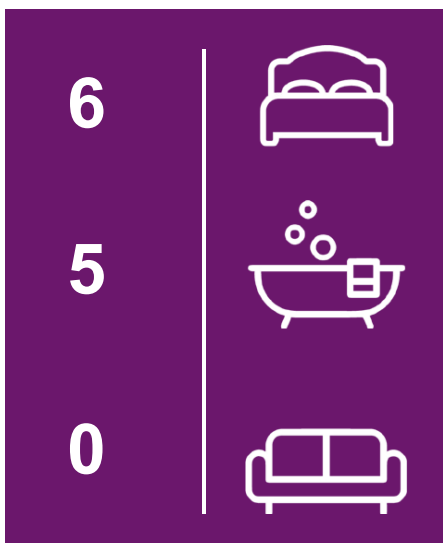Approximate Gross Internal Area 366.4 sq m / 3945 sq ft
Garage = 17.9 sq m / 193 sq ft
Outbuilding = 37.5 sq m / 405 sq ft
Total = 421.8 sq m / 4543 sq ft

Ground Floor

- Gym 7.11 x 3.40 / 23'4 x 11'2
- Garden 23.95 x 19.13 / 78'7 x 62'9 (Approx)
- Garden Room 4.75 x 2.82 / 15'7 x 9'3
- Store 3.89 x 2.87 / 12'9 x 9'5
- Kitchen/Reception Room 11.48 x 9.27 / 37'8 x 30'5
- Play Room 4.98 x 2.87 / 16'4 x 9'5
- Utility 3.05 x 1.27 / 10'0 x 4'2
- Garage 5.89 x 3.05 / 19'4 x 10'0
- Reception Room 5.89 x 3.43 / 19'4 x 11'3
- Study 4.67 x 3.43 / 15'4 x 11'3

Second Floor

- Bedroom 5.13 x 3.18 / 16'10 x 10'5
- Bedroom 6.50 x 3.84 / 21'4 x 12'7
- Bedroom 3.53 x 3.30 / 11'7 x 10'10
- Eaves Access

First Floor

- Bedroom 5.26 x 5.08 / 17'3 x 16'8
- Bedroom 4.70 x 4.04 / 15'5 x 13'3
- 2.57 x 2.46 / 8'5 x 8'1
- Dressing Room 3.43 x 3.20 / 11'3 x 10'6
- Bedroom 4.62 x 3.43 / 15'2 x 11'3

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 81

England & Wales — EU Directive 2002/91/EC

EPC RATING: B   COUNCIL TAX BAND: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton