



JOSEPHINE AVENUE

LOWER KINGSWOOD

www.michael-everett.co.uk

32 JOSEPHINE AVENUE

LOWER KINGSWOOD, KT20 7AQ



2 RECEPTION ROOMS



KITCHEN BREAKFAST ROOM



3 BEDROOMS



BATHROOM & SHOWER ROOM

APPROX TBC FT² | TBC M² EPC RATING: TBC COUNCIL TAX BAND: D

An extended three bedroom semi detached home offered for sale with on onward chain. This property which would benefit from modernisation throughout would suit someone looking to put their own stamp on a home. There is double glazing and gas central heating, driveway leading to a small storage garage and rear gardens.

From the entrance hallway there is a front reception/snug room, extended main living room with fireplace, lobby area with access to downstairs shower room and door to storage garage, extended kitchen/breakfast with numerous built in units and central island unit and stable door to garden.

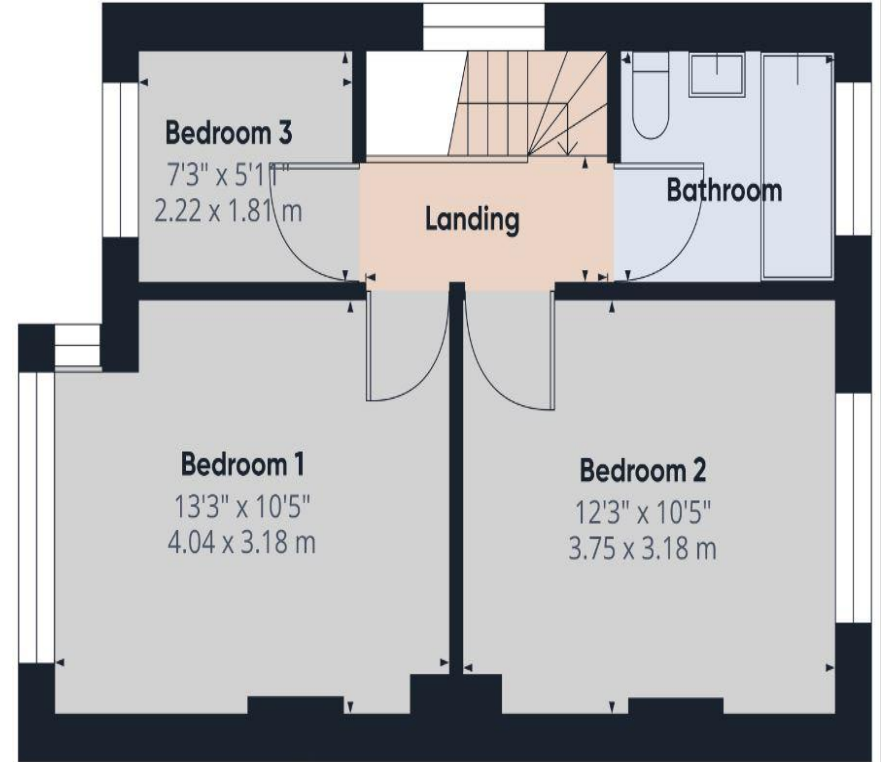
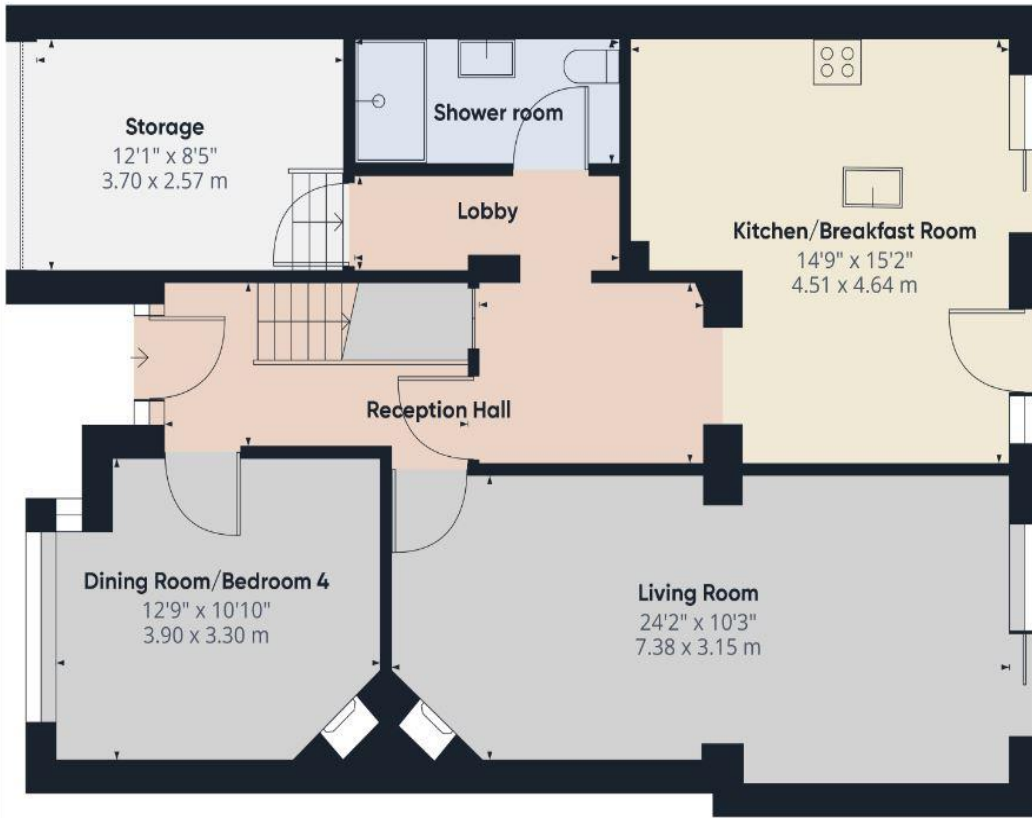
On the first floor there are three bedrooms, 2 doubles and a single, and a bathroom.

Outside, to the front there is a driveway for 2/3 cars leading to a small storage cupboard. The mature rear garden has a patio area leading to an area of lawn and flower borders. There are currently a number of bird aviaries and a sunken pond which could either be used or turned into further lawn/garden.

Josephine Avenue is located on the west side of the village with the house being just a couple of minutes walk from the local shops and a short stroll to the beautiful open spaces of Walton Heath for all the family to enjoy, walking the dog, bike rides or jogging.

ASKING PRICE: £625,000







WALTON ON THE HILL OFFICE 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ
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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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