

**FOR SALE**

9, Kintbury Street, Bamfurlong, WN2 5LF





## 9, Kintbury Street, Bamfurlong, WN2 5LF

*Semi-detached home with large rear plot with outline planning for 2 pairs of semis.*



- Semi-detached family home
- Additional 1 / 4 acre plot to rear
- Planning App link - A/24/97304/PIP
- Available chain free
- 3 beds / 1 reception room
- Outline planning for 2x pairs of semis
- Quiet residential cul-de-sac
- 942 SQFT

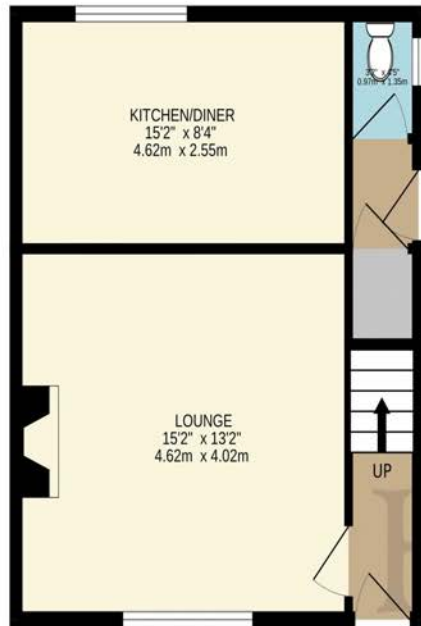
Available with no onward chain, this competitively priced development opportunity comprises a semi-detached home coupled with a large rear plot & outline planning permission to build 4 properties (2x pairs of semis). Planning App link - A/24/97304/PIP Tucked away on the established Kintbury Street, a quiet and very popular little cul-de-sac in Bamfurlong where houses rarely come on the market, the home itself provides a sizeable 942 square feet of living space & itself offers excellent potential to be renovated & either sold on or rented out. (Projected end values for the house of £170 - £180,000 renovated & £850 PCM rental) There is a hallway, front lounge, a rear fitted kitchen diner & wc / cloaks, with three bedrooms upstairs & a principal bathroom suite.

Externally, the home occupies a generous overall plot in its own right, with a large driveway, plus front, side and rear gardens. There is ample off road parking plus a detached garage. The rear also faces south-west too. The additional plot to the rear measures around 0.24 acre which would comfortably allow for 4 semis. The plot has pleasant open aspect views & would also be accessed via its own separate access point off 4th Street meaning less disruption / issues for the property on Kintbury Street. The projected values for the semis would be around the 200 - 215,000 region, dependant on size & spec. Early viewings are essential on this excellent opportunity. No chain delay.

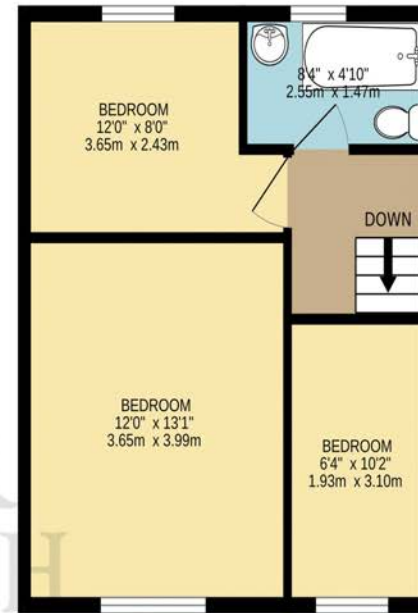




GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



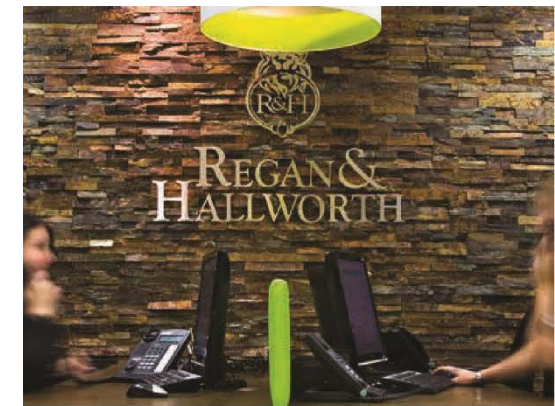
1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



The Professional Estate Agents

TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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