



-  Detached Family Home
-  Four Bedrooms – Two En-Suite
-  Two Receptions & Conservatory

-  Gardens
-  Parking
-  Cul De Sac Position

Price: £272,500 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Occupying a cul de sac position in Kew, this four bedroom, three bathroom, detached family home has been much improved by the current owner and must be viewed to be fully appreciated.

The gas centrally heated and double glazed accommodation briefly comprises: Hall, WC, Living Room, Dining Room, Conservatory, Kitchen and Bedroom with En-Suite Shower Room to the ground floor. Upstairs, Bedroom 1 has an En-suite Shower Room, with two further Bedrooms and a Family Bathroom completing the first floor.

Outside, a block paved and gravelled driveway provides off road parking for a number of vehicles whilst the rear garden has paved patio leading to shaped lawn and large summer house.

Markham Drive is a turning off Ruddington Road, handy for the shops and amenities of Kew, with public transport facilities to the town centre nearby on Folkestone Road.



Ground Floor:

Hall

WC

Living Room - 4.6m x 3.35m (15'1" x 11'0")

Dining Room - 2.79m x 2.44m (9'2" x 8'0")

Conservatory - 5.44m x 2.69m (17'10" x 8'10")

Kitchen - 3.28m x 3.05m (10'9" x 10'0")

Bedroom 4 - 4.11m x 2.29m (13'6" x 7'6")

En-Suite Shower Room

First Floor:

Landing

Bedroom 1 - 3.3m x 3.28m plus door recess (10'10" x 10'9")

En-Suite Shower Room

Bedroom 2 - 3.12m x 2.92m (10'3" x 9'7")

Bedroom 3 - 3.28m x 2.54m (10'9" x 8'4")

Bathroom - 2.72m x 1.85m (8'11" x 6'1")

Outside: A block paved and gravelled driveway provides off road parking for a number of vehicles whilst the rear garden has paved patio leading to shaped lawn and large summer house.

Note: The vendor has informed that the solar panels supplement the hot water for the property

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C

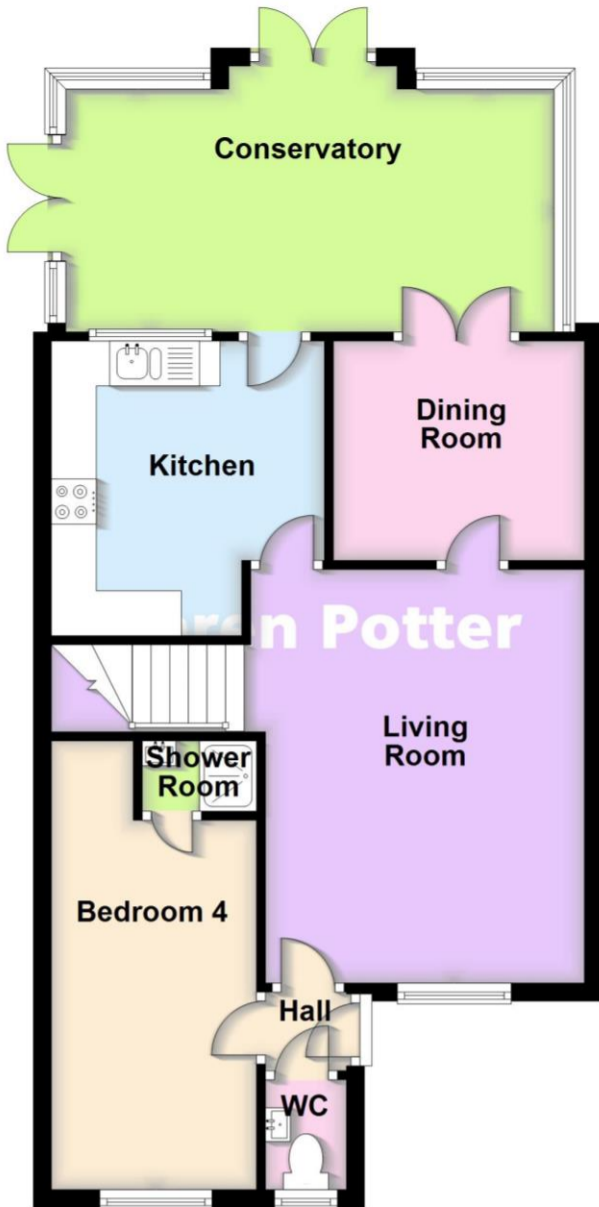
Tenure: The UK Government land and property information website shows the tenure to be Freehold.

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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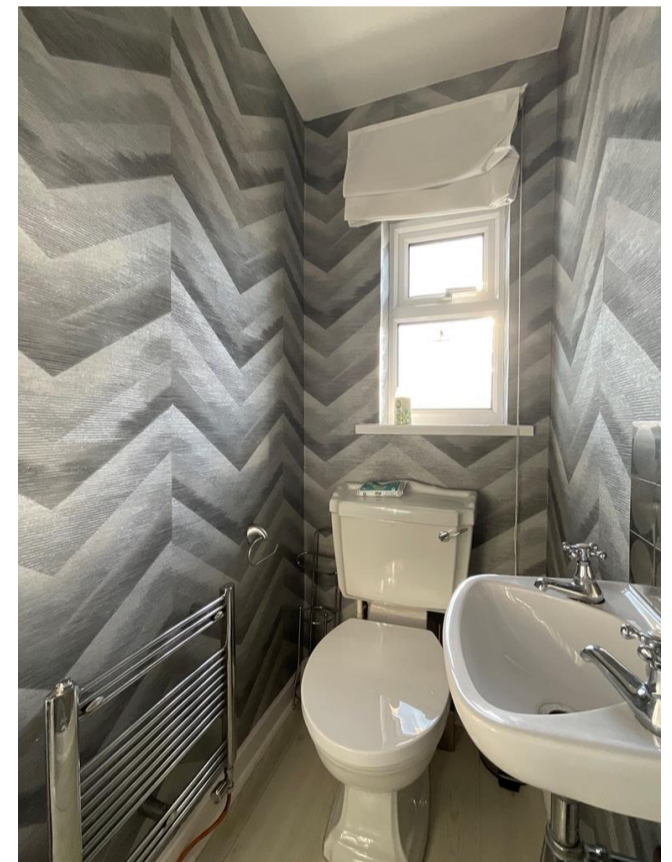
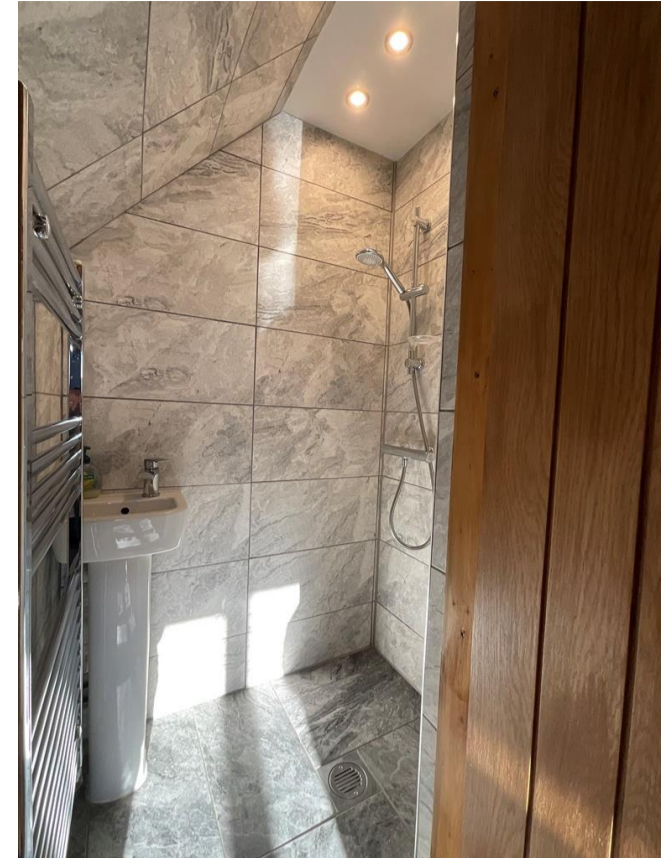
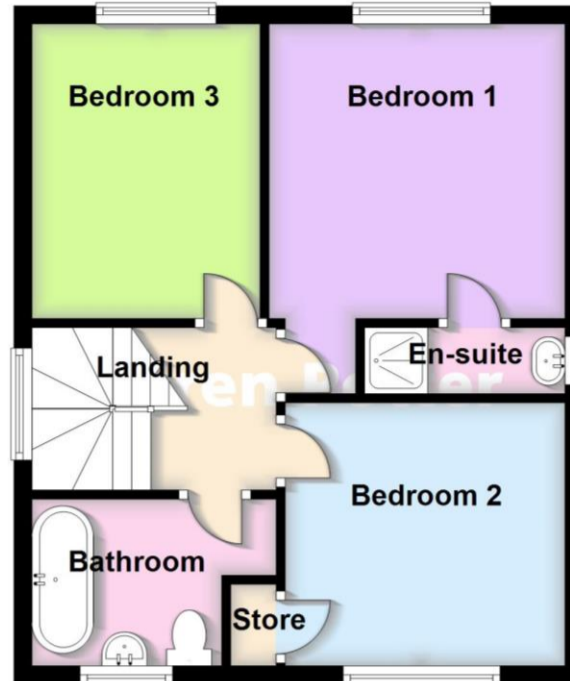
Ground Floor

Approx. 64.7 sq. metres (695.9 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 107.0 sq. metres (1151.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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