



-  Semi Detached House
-  Three Bedrooms
-  Much Improved By Current Owner

-  Orangery
-  Parking, Garage & Gardens
-  No Chain

**Price: £205,000** Subject to Contract

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





Occupying a corner plot in the popular residential area of Kew, this very well presented, semi detached house has been much improved by the current owners and an early inspection is highly recommended.

The gas centrally heated and double glazed accommodation is arranged over two floors and briefly comprises: Hall, Living Room, modern fitted Kitchen/Dining Room and Orangery to the ground floor with three Bedrooms and Shower Room to the first floor.

Outside, there are gardens to front, side and rear, the side incorporating paved driveway providing off road parking leading to the garage. The private rear garden has a sunny aspect and is arranged with paved patio, raised timber deck, shaped lawn and established borders.

Aintree Crescent is a turning off Cheltenham Way, well placed for the shops and amenities of Kew, with public transport facilities to the town centre nearby on Town Lane.



## Ground Floor:

### Hall

**Living Room** - 4.8m x 3.43m (15'9" x 11'3")

**Kitchen/Dining Room** - 4.34m x 2.44m (14'3" x 8'0")

**Orangery** - 3.66m x 3.2m (12'0" x 10'6")

## First Floor:

### Landing

**Bedroom 1** - 4.29m x 2.92m overall (14'1" x 9'7")

**Bedroom 2** - 2.95m x 2.39m (9'8" x 7'10")

**Bedroom 3** - 2.92m x 1.63m (9'7" x 5'4")

**Shower Room** - 1.88m x 1.83m (6'2" x 6'0")

**Outside:** There are gardens to front, side and rear, the side incorporating paved driveway providing off road parking leading to the garage. The private rear garden has a sunny aspect and is arranged with paved patio, raised timber deck, shaped lawn and established borders.

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

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**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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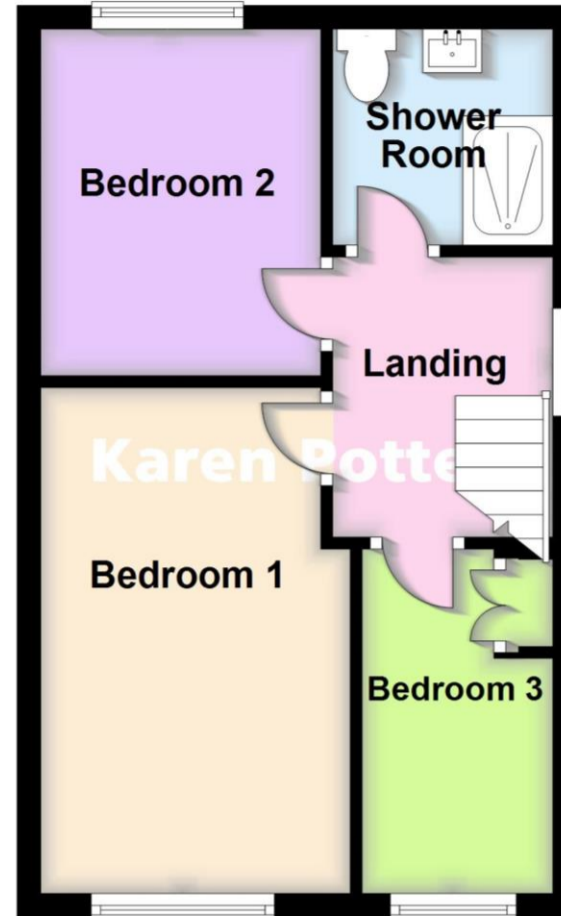
### Ground Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



### First Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



Total area: approx. 75.8 sq. metres (815.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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