

£210,000
Subject to contract





Occupying a cul de sac position 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 viewing is highly recommended.

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

Outside, there are gardens to front and rear, the front incorporating paved driveway providing off road parking, The private rear garden has a sunny aspect and is landscaped with paved patio leading to shaped lawn with mature borders.

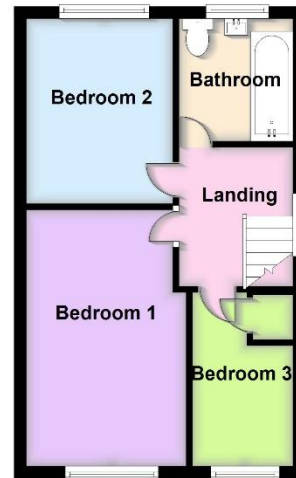
Aintree Crescent is a turning off Cheltenham Way, well placed for the shops and amenities of Kew, with public transport facilities to the town centre nearby on Town Lane.



Ground Floor
Approx. 44.6 sq. metres (480.5 sq. feet)



First Floor
Approx. 32.2 sq. metres (346.6 sq. feet)



Total area: approx. 76.8 sq. metres (827.1 sq. feet)



Ground Floor:

Hall

Living Room - 4.6m x 3.51m (15'1" x 11'6")

Store

Kitchen/ Dining Room - 4.42m x 2.49m (14'6" x 8'2")

Store

Conservatory - 3.96m x 3.28m (13'0" max x 10'9")

First Floor:

Landing - 2.31m x 1.88m (7'7" x 6'2")

Bedroom 1 - 4.24m x 2.64m (13'11" x 8'8" max)

Bedroom 2 - 3.07m x 2.41m (10'1" x 7'11")

Bedroom 3 - 2.87m x 1.65m (9'5" x 5'5")

Bathroom - 1.88m x 1.8m (6'2" x 5'11")

Outside:

There are gardens to front and rear, the front incorporating paved driveway providing off road parking, The private rear garden has a sunny aspect and is landscaped with paved patio leading to shaped lawn with mature 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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