



Keegan White
ESTATE AGENTS

59 Kennedy Avenue | £635,000



Features

- No Onwards Chain
- Excellent Location
- Fantastic Family Home
- High Specification
- EPC Rating B (85)
- Roof Terrace

To the ground floor there is a living room with window to front aspect, a guest cloakroom that also has a cloaks closet, and to the rear is the kitchen diner. The kitchen was upgraded by the owners and has Corian finish to the worktops and island, with a range of base and eye level storage units, and equipped with integrated appliances and gas hob. There are windows to rear aspect and patio doors to the garden, and an integral door that leads into the extremely large tandem garage that is also fitted out with a utility area with sink, drainer, washing machine and storage cupboards. There is also a

back door from the garage into the garden - ideal for dog owners! To the first floor there is a double bedroom, the contemporary family bathroom, and another sitting room, or double bedroom. This room also has patio doors that open out into a large roof terrace. The top floor landing has loft access and there are two further double bedrooms, with each having its own ensuite shower room. Externally, there is parking to the front and the rear garden is larger than average in the development, due to the house being on the apex of the curving road.



Located off the prestigious Daws Hill Hill Road, the Pine Trees development, built by Taylor Wimpey, has rapidly become a highly sought after location, and there's no wonder why. Within walking distance are two excellent Grammar schools, and as St Michaels Secondary School, as well as the extensive Leisure Centre, and Waitrose Superstore. There are a good number of other retail outlets and facilities in close proximity with an abundance of other sport, leisure and social within the town to suit all interests. For commuters, the location is ideal for road commuters as it is within a short drive of

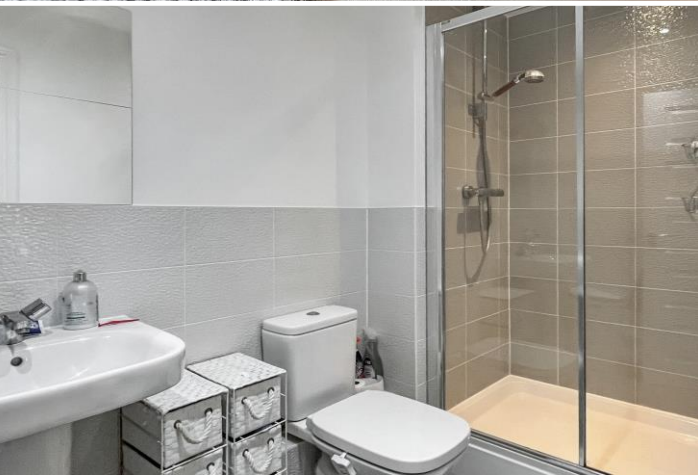
Junction 4 M40, with links to the M4 via the A404. For those seeking access to London, the railway station is just over two miles away and has non-stop trains that get into Marylebone in under half an hour.

Additional information

Estate Charge: £292.20 per annum.

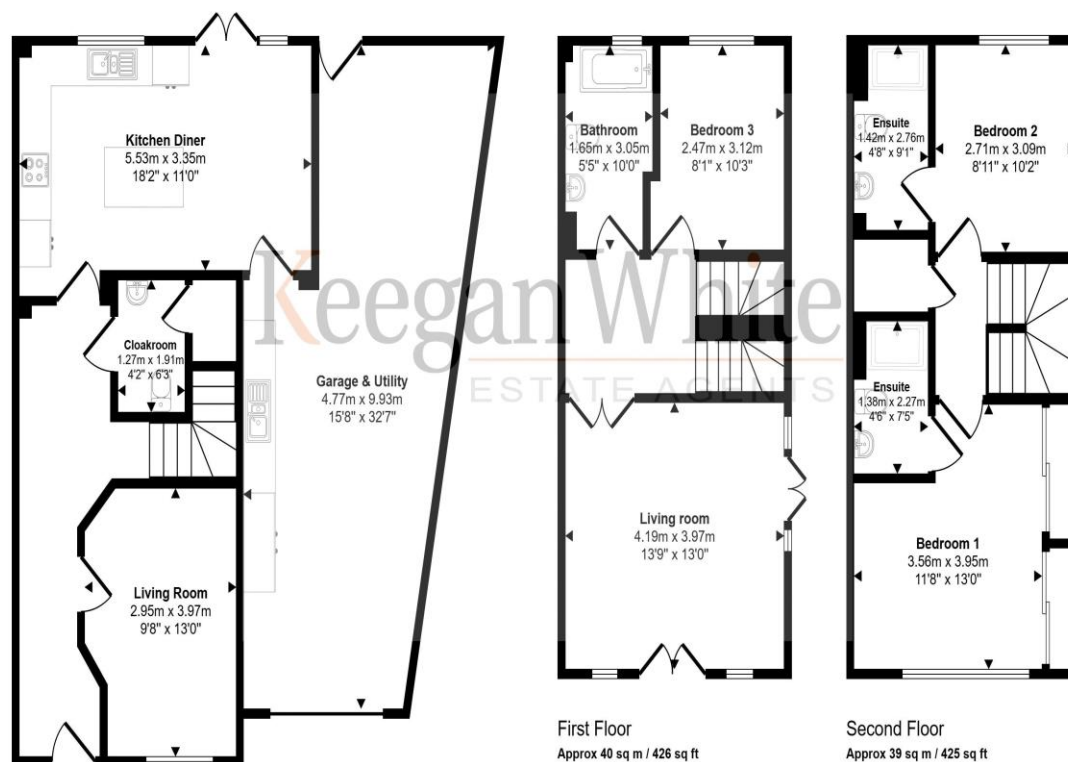
Energy Performance Rating: B (85).

Council Tax: Band E





Approx Gross Internal Area
164 sq m / 1760 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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