



Caxton View, £480,000

- Delightful cul-de-sac location
- Well-presented accommodation
- Popular location
- Garage and parking area
- Attractive garden with distant view
- EPC Rating: C



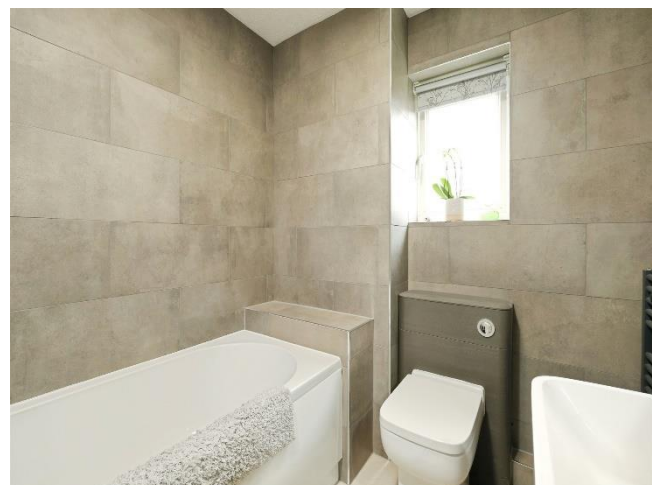
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About the property

Situated within a pleasant, small enclave of similar homes, offering a degree of privacy, just off the sought after Kingswood Road area. Well presented accommodation. Attractive rear garden, garage and parking area.

Situated within a delightful, small enclave of similar homes, offering a degree of privacy, just off the sought after Kingswood Road area. Enjoying a glimpse of the Kymin to the front aspect and to the rear, are distant views beyond the roof tops to the area near Caxton Tower. The beautifully presented, low maintenance accommodation offers comfortable family living area, overlooking the attractive rear garden. Four generous, sized Bedrooms one with modern En-suite Shower Room and updated main Bathroom. On the Ground Floor, Reception Hall, Cloakroom, Sitting Room with feature bay window to front, Dining Room with French doors leading out to the rear garden. Fitted Kitchen/Breakfast Room with central island. Door to attractive garden having ornamental pond and paved terrace. Integral Garage and extensive parking area to front.





Accommodation

Reception Hall

Tiled flooring, staircase to first floor, understairs storage.

Cloakroom

Low level W.C, wash hand basin, tiled splashback, frosted window to front.

Sitting Room

15' 9" narrowing to 18' 3" into bay x 11' 5" (4.80m narrowing to 5.56m into bay x 3.48m)

Feature fireplace with raised marble hearth, matching inset and fire surround with coal effect gas fire. Two wall light points, coving to ceiling.

Kitchen/Breakfast Room

15' 6" x 10' 5" (4.72m x 3.17m)

Modern fitted units comprising cupboards and drawers, including deep pan drawers, larder cupboard, corner cupboard with drawers. Work surface incorporating one and half bowl single drainer sink unit with mixer tap. Window to rear. Feature central island. Inset Caple 5 ring gas hob with fan above. Built-in eye level Bosch double oven. Glow-worm gas fired boiler, vertical radiator. Tiled floor, part frosted door to rear garden. Door into: -

Dining Room

11' 5" x 9' 3" (3.48m x 2.82m)

Ceiling coving and French doors opening out onto paved terrace.

First Floor Landing

Access to loft space, airing cupboard, housing hot water tank.

Principal Bedroom

14' 2" x 11' 3" (4.32m x 3.43m)

View to front aspect. Door to: -

En-Suite Shower Room

Larger than average tiled shower cubicle with sliding door. Grohe shower unit with overhead rain shower and additional shower head. W.C with concealed cistern, vanity basin with mixer taps and cupboard beneath. Shaver point, mirror, towel radiator, tiled floor, frosted glazed window to front.

Bedroom Two

14' 9" x 9' 5" (4.50m x 2.87m)

Plus recessed fitted triple wardrobe. Window to front.

Bedroom Three

11' 2" x 11' 1" (3.40m x 3.38m)

Window to rear aspect.

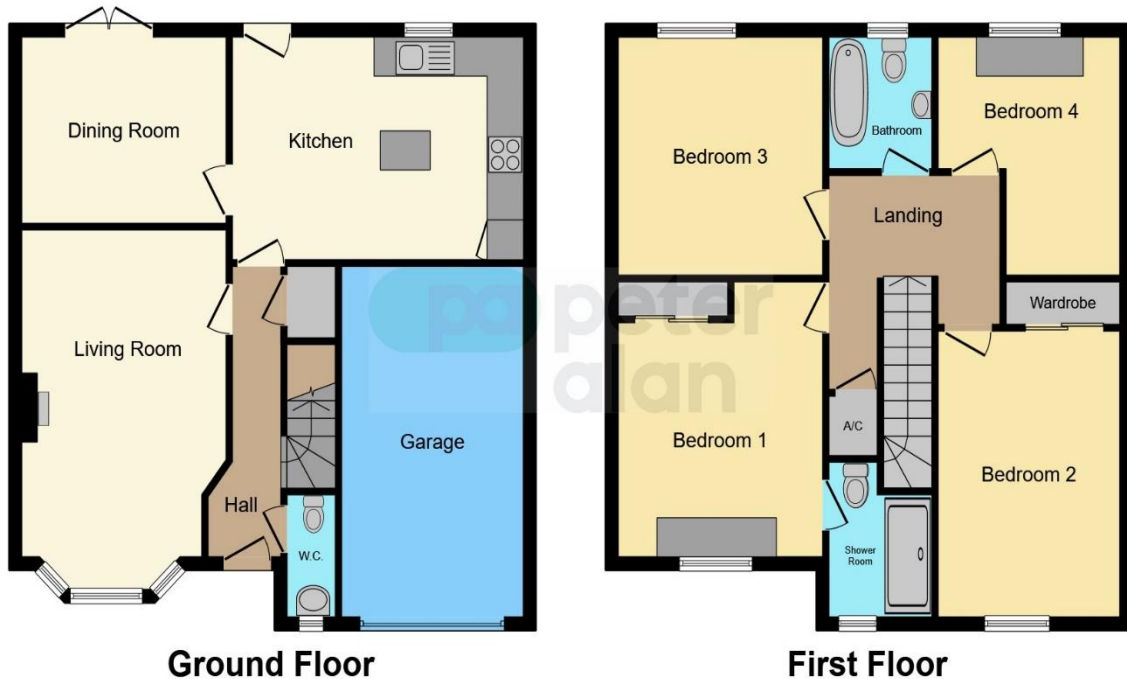
Bedroom Four

10' 6" narrowing to 7' 3" x 9' 3" (3.20m narrowing to 2.21m x 2.82m)

Window to rear.

Bathroom

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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