*** CHAIN FREE ***

Kings Group are pleased to offer this well-positioned family home on Sewardstone Road, benefiting from a good-sized rear garden and off-street parking.

The ground floor accommodation comprises a welcoming reception room with bay window, separate dining area and a fitted kitchen with base & eye level units roll top work surfaces and splashbacks, with access through to the conservatory and downstairs w.c. The property offers a practical layout throughout, with plenty of scope for a new owner to personalise and update the accommodation to their own requirements.

Upstairs, there are two double bedrooms, a single bedroom and the family bathroom with white three piece suite. The property provides a good balance of living and bedroom space, making it suitable for a range of buyers.

Externally, the rear garden is well established with mature planting and a paved pathway. To the rear of the property is a substantial paved area providing valuable off-street parking, which is accessed via the side road.

Located on Sewardstone Road, the property is well placed for access to local shops, schools, transport links and the wider amenities of the surrounding area.

Call Kings Group today on 0208 524 7444 to arrange your viewing.

HALL

LIVING ROOM 14'1 x 12'9

DINING ROOM 12'1 x 11'11

KITCHEN 7'11 x 7'10

CONSERVATORY 20'4 x 7'2

DOWNSTAIRS W.C

LANDING

BEDROOM 11'5 x 10'10

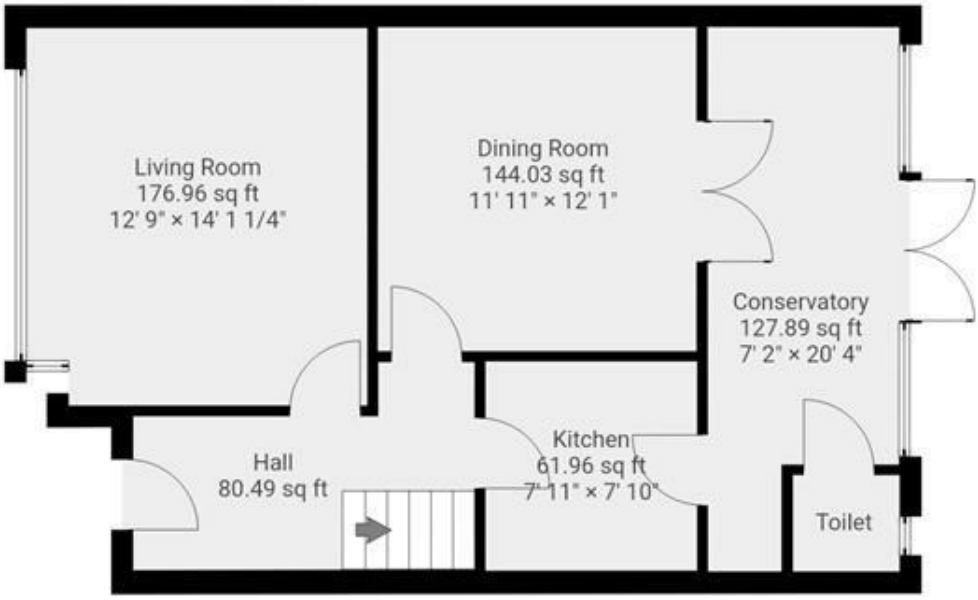
BEDROOM 11'6 x 10'10

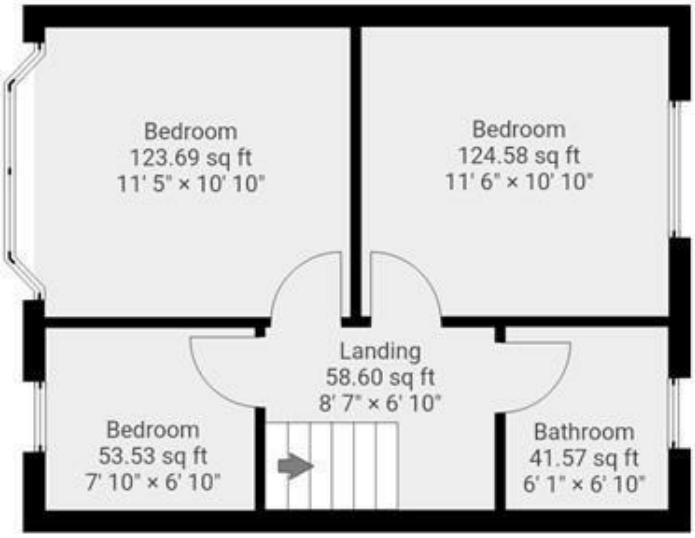
BEDROOM 7'10 x 6'10

BATHROOM 6'10 x 6'1

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.
7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images





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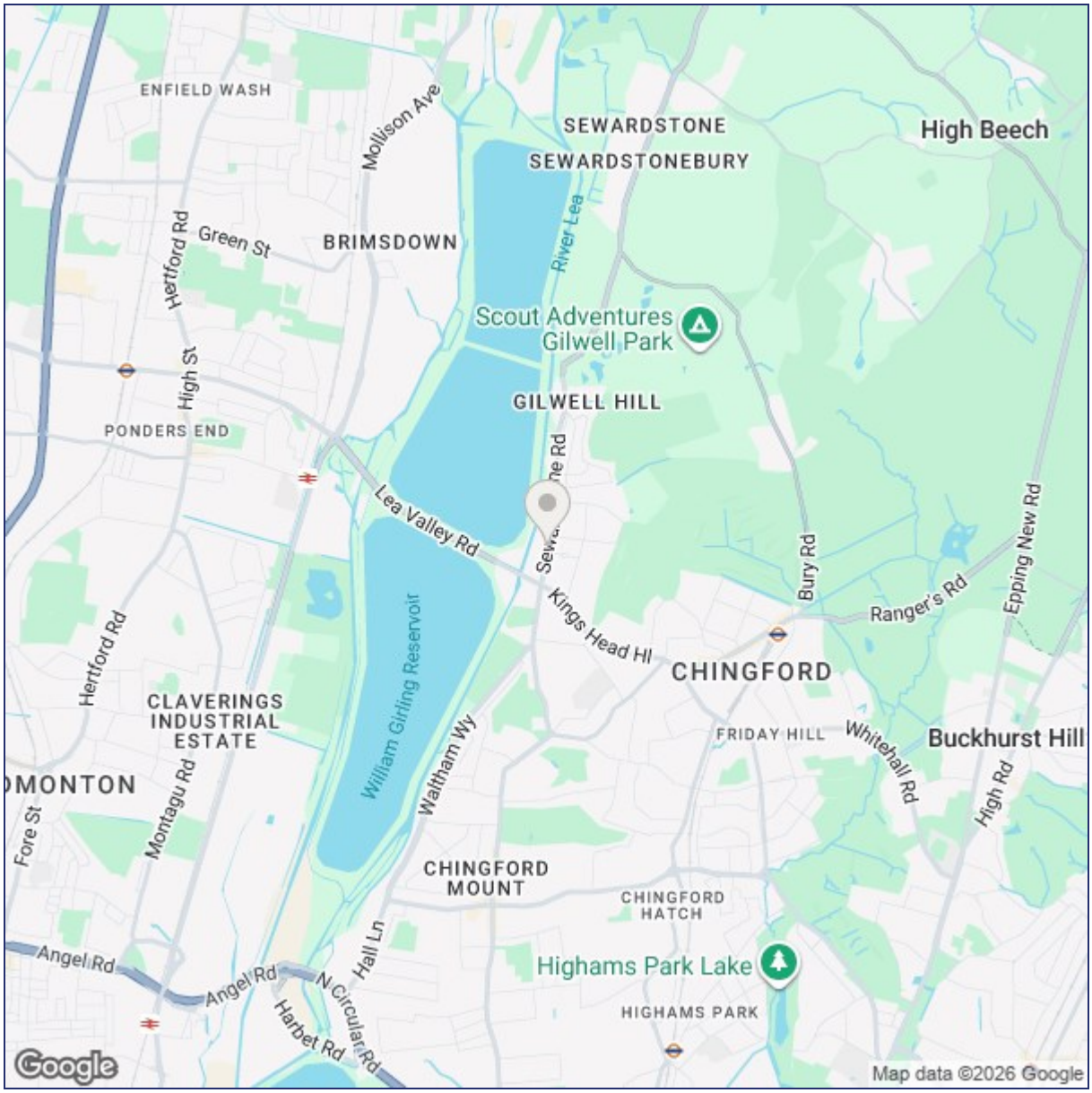

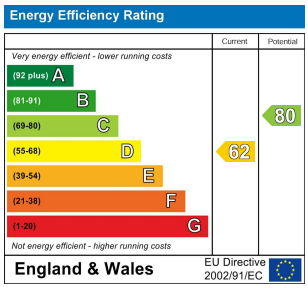

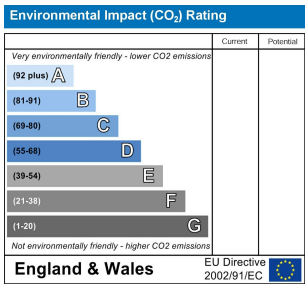

(“These details are correct at time of going to press”).

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor.
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