



Kingswood Road, offers in excess of £435,000

- Popular location
- Three Reception Rooms
- Well-proportioned Bedrooms (1 ensuite)
- Driveway parking with turning area, lawned Gardens
- Available with no onward chain
- EPC Rating: D



 4  2  3



About the property

Much sought after area on the edge of Town. Convenient parking area and garden to front aspect, enclosed lawned garden to rear. Three Reception Rooms. Re-painted internally. Available immediately, with no onward chain.

Enjoying an open aspect, with parking for multiple cars and turning bay. Lawned area with planted shrub border. A particular feature of the property is the converted, former garage, which enables the property to provide three good reception rooms. The property has been re-decorated and is available with no onward chain. The rear garden offers a degree of privacy and benefits from wooden decked area and a useful storage shed set to the far corner. The accommodation briefly comprises; Reception Hall, Study/Games Room with alcove storage to back of the room. Sitting Room, also with window to front aspect, an opening flows through to the Dining Room, with sliding doors leading out to the rear garden. Door through to Kitchen/Breakfast Room, fitted with a range of traditional base and wall mounted units comprising cupboards and drawers with work surfaces, incorporating free standing gas cooker. Utility Room with door to outside and door to Cloakroom with W.C.. On the first floor, Landing with doors to following; principal Bedroom with ensuite Shower Room, three further Bedrooms and main Bathroom.





Accommodation

Reception Hall

Sitting Room
15' 2" x 10' 11" (4.62m x 3.33m)

Dining Room
9' 10" x 9' 5" (3.00m x 2.87m)

Kitchen/Breakfast Room
11' 7" x 9' 9" (3.53m x 2.97m)

Utility
6' 1" x 5' 3" (1.85m x 1.60m)

Cloakroom

Study/Games Room
14' 10" x 9' Max (4.52m x 2.74m Max)

On The First Floor

Bedroom One
15' 6" x 10' 9" (4.72m x 3.28m)

En Suite Shower Room

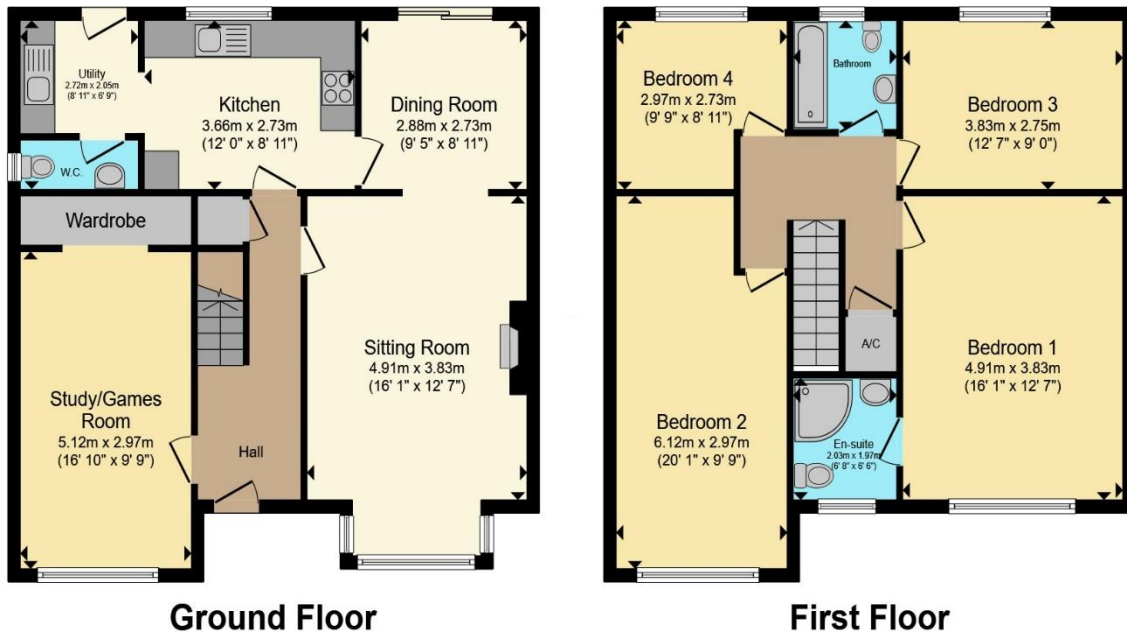
Bedroom Two
18' 8" x 9' 4" (5.69m x 2.84m)

Bedroom Three
10' 9" x 9' 7" (3.28m x 2.92m)

Bedroom Four
9' 4" x 9' 2" (2.84m x 2.79m)

Bathroom

Floorplan



Total floor area 144.7 m² (1,557 sq.ft.) approx

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