



 Nathan  
James  
ESTATE AGENTS

Kensington Park,

4 Bedrooms  
2 Bathrooms  
3 Receptions

£429,000

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Nestled in the charming area of Kensington Park, Magor, this delightful house offers a perfect blend of comfort and style. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The family kitchen is warm and welcoming with a stylish and practical layout. Offering space for a breakfast table and convenient ground floor cloakroom.

The house boasts four bedrooms, making it an ideal home for families or those who enjoy having extra space for guests or a home office. The two modern bathrooms including an en suite, are thoughtfully appointed, providing convenience and privacy for all residents.

Outside, the property features driveway parking for several vehicles and a integral garage ensuring that you have a secure and accessible space for your car. The surrounding area of Magor is known for its friendly community and convenient amenities, making it a wonderful place to call home.

This house in Kensington Park is not just a property; it is a place where memories can be made. With its spacious interiors and prime location, it presents an excellent opportunity for anyone looking to settle in a peaceful yet vibrant neighbourhood. Do not miss the chance to view this lovely home and envision your future in this delightful setting.



Living room  
12'2x11'4

Dining room  
10'8x8'9

Kitchen  
14'4x14'7

Sunroom  
9'2x8'4

Hallway  
5'6x3'9

W/C  
3'2x7'7

Bedroom  
12'1x11'7

En Suite  
4'8x12'0

Bedroom  
10'8x8'5

Bedroom  
11'3x7'8

Bedroom/ Office  
7'3x7'3

Bathroom  
6'10x5'7

Landing  
3'2x9'4





Floor 0

Approximate total area<sup>(1)</sup>  
1198 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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