



**Golden Avenue, East Preston, BN16**

Guide Price **£900,000**



**Property Type:** Detached House

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

**Council Tax Band:** G

- Substantial four-bedroom detached family home on Golden Avenue.
- Spacious triple-aspect living room approx. 23'6" x 28'8" – perfect for entertaining.
- Well-sized kitchen approx. 13'10" x 12'9" with scope for extension or reconfiguration.
- Versatile office/study ideal for home working or additional reception use.
- Principal bedroom with en-suite shower/bath; three further comfortable double bedrooms.
- Centrally located family bathroom and loft access for extra storage.
- Large attached double garage approx. 19'7" x 16'1" with potential for conversion.
- Beautifully landscaped rear garden with full-width terrace, pond, and water feature.
- Raised vegetable beds, garden room, and two additional sheds for versatility.
- Solar panels installed, ample off-street parking, and paved side garden with gated access.



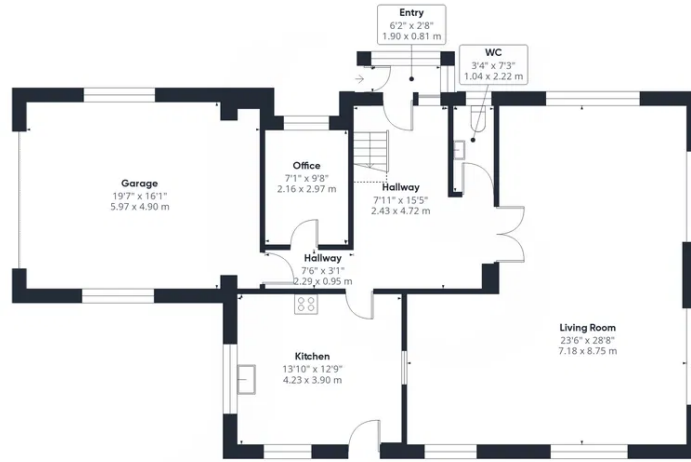


Jacobs Steel is delighted to bring to the market this substantial four-bedroom detached home on Golden Avenue within the highly desirable West Kingston Estate. The property offers exceptionally well-balanced and generously proportioned accommodation arranged over two floors, ideal for modern family living. The ground floor is centred around a spacious entrance and inner hallway, providing access to all principal rooms, including an impressive triple-aspect living room, creating a superb main reception space with ample room for both relaxing and entertaining. The kitchen, is well-sized and practically positioned, with scope for reconfiguration or extension if desired, while a separate office/study offers flexibility for home working or additional reception use. A ground floor WC adds convenience, and the large attached garage, measuring approximately 19'7" x 16'1", provides excellent storage or potential for conversion (subject to the necessary consents). Throughout the home there is an abundance of storage with fitted floor to ceiling cupboards in the downstairs hall and wardrobes to three of the bedrooms.

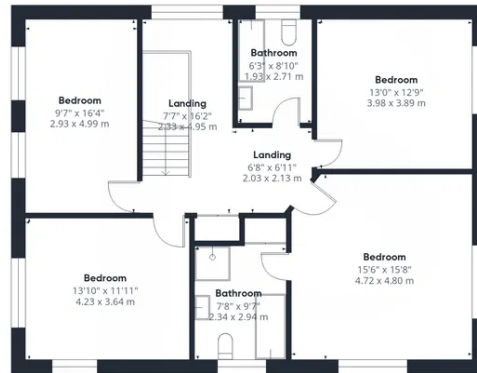
Upstairs, the property continues to impress with four well-proportioned bedrooms arranged around a central landing. The principal bedroom is particularly spacious at approximately 15'6" x 15'8" and benefits from its own en-suite shower room with a Whirlpool bath, while the remaining three bedrooms are all comfortable doubles, offering flexibility for family, guests, or workspace. A centrally located family bathroom serves the additional bedrooms. From the landing is access to a useful loft.



Externally, the property truly excels, boasting a substantial and beautifully landscaped rear garden. A generous terrace spans the full width of the house, creating an ideal space for outdoor dining and entertaining, while established and thoughtfully designed planting to the borders provides a high degree of privacy and seclusion. A standout feature is the attractive pond with water feature, adding a tranquil focal point to the garden. To the rear, raised vegetable beds, a greenhouse and a dedicated garden room offer further versatility, complemented by the additional benefit of two sheds for storage. A paved side garden with gated access enhances practicality. To the front, there is ample off-street parking for several vehicles, leading to the double garage, completing this impressive and well-rounded home. Of note is the array of solar panels that have been installed helping to offset the running costs of the home, which currently generates an income on a FIT Generation scheme.



Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	79	
(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	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.