

£925,000
Freehold



THOMAS CONNOLLY
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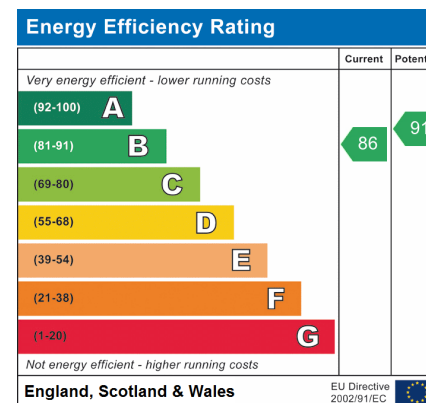


Summary of Property

Thomas Connolly Estate Agents are delighted to present this immaculately presented four bedroom detached property situated in the highly sought after location of Oakgrove, within a gated community benefitting from being a short distance from CMK, Kingston Shopping Centre and the M1. The area is newly developed with local amenities, parkland and walks along the brook.

The accommodation in brief comprises; ground floor - entrance hall, kitchen diner, utility room, sitting room, study and downstairs cloakroom. The first floor offers four spacious double bedrooms and a family bathroom. Bedrooms one and two also provide their own individual en-suite shower rooms and built in wardrobe units. This property greatly benefits from front and rear gardens and partially covered driveway parking for up to four cars. The total square footage is approximately 2321sq ft.

Please contact us for further information or to confirm your viewing appointment.



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

KITCHEN DINER

34' 5" x 13' 1" (10.49m x 3.99m)

UTILITY ROOM

10' 6" x 6' 1" (3.20m x 1.85m)

SITTING ROOM

14' 8" x 15' 4" (4.47m x 4.67m)

DOWNSTAIRS CLOAKROOM

STUDY

7' 11" x 8' 5" (2.41m x 2.57m)

FIRST FLOOR

BEDROOM ONE

15' 3" x 12' 7" (4.65m x 3.84m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

13' 5" x 13' 1" (4.09m x 3.99m)

EN-SUITE SHOWER ROOM TWO

BEDROOM THREE

13' 2" x 9' 11" (4.01m x 3.02m)

BEDROOM FOUR

13' 0" x 8' 8" (3.96m x 2.64m)

FAMILY BATHROOM

EXTERIOR

FRONT AND REAR GARDENS

DRIVEWAY PARKING FOR FOUR CARS

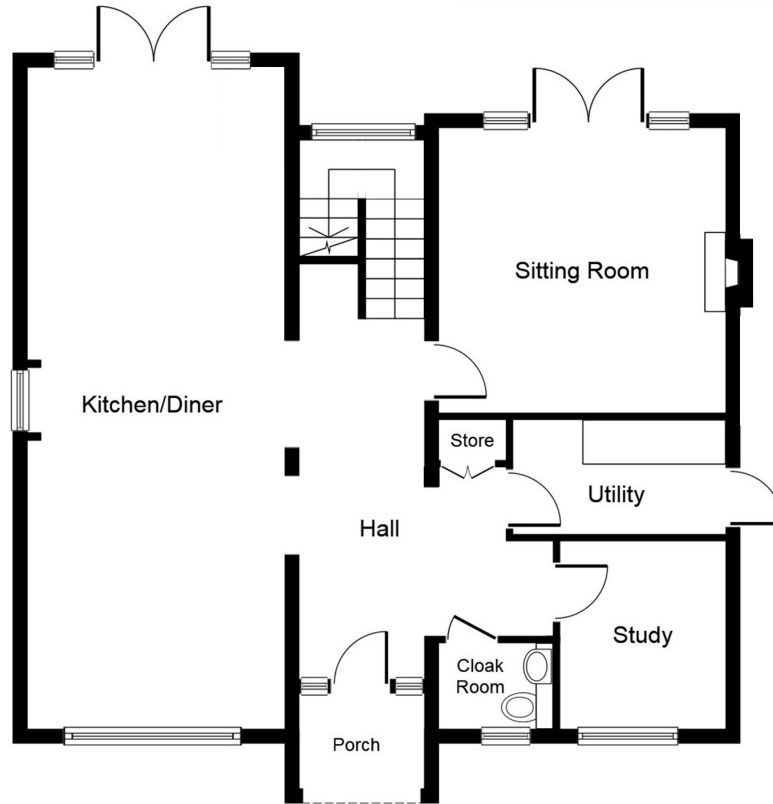
PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

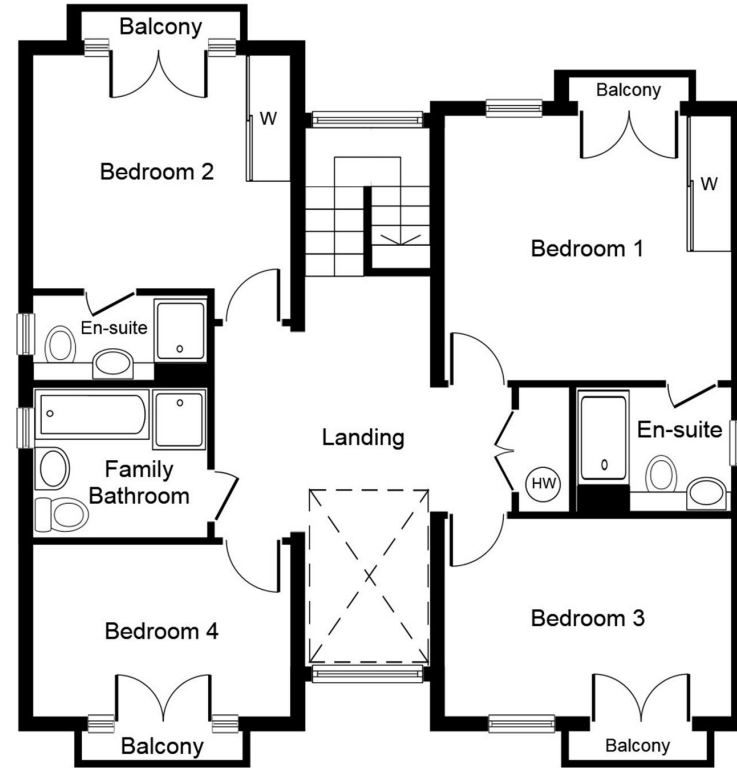


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Ground Floor



First Floor

Approx. Gross Internal Floor Area 2321.6sq. ft. (215.7sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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