£425,000
Freehold

THOMAS CONNOLLY
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Summary of Property

Thomas Connolly Estate Agents are pleased to present this three bedroom mid terrace property situated in the sought after location of Oakgrove, within 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, sitting / dining room and downstairs cloakroom. The first floor offers three bedrooms, balcony and en-suite shower room to the master bedroom and a family bathroom. This property also benefits from a rear garden and parking for two cars.

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

GROUND FLOOR

ENTRANCE HALL

KITCHEN
16' 0" x 7' 3" (4.88m x 2.21m)

SITTING /DINING ROOM
17' 2" x 15' 6" (5.23m x 4.72m)

DOWNSTAIRS CLOAKROOM

FIRST FLOOR

BEDROOM ONE
12' 6" x 9' 8" (3.81m x 2.95m)

EN-SUITE SHOWER ROOM

BALCONY TO MASTER BEDROOM
7' 0" x 2' 9" (2.13m x 0.84m)

BEDROOM TWO
12' 3" x 9' 2" (3.73m x 2.79m)

BEDROOM THREE
8' 5" x 7' 7" (2.57m x 2.31m)

FAMILY BATHROOM

EXTERIOR
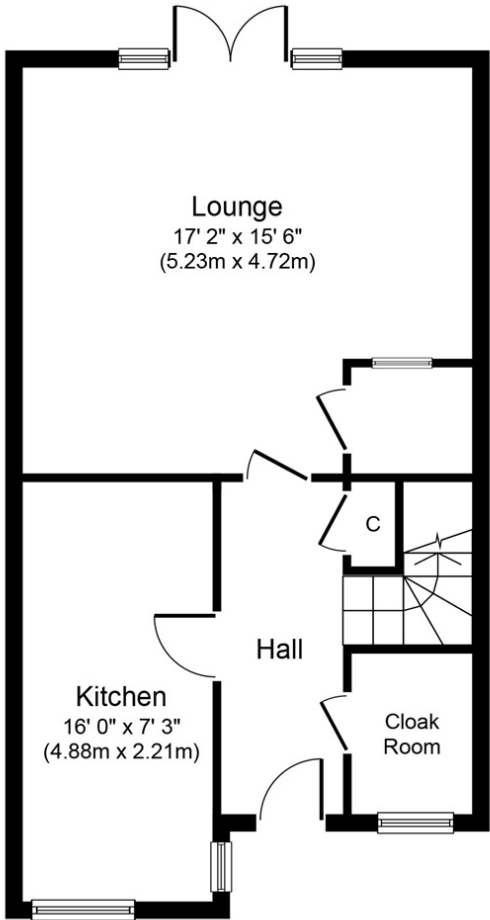
REAR GARDEN

PARKING FOR TWO 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
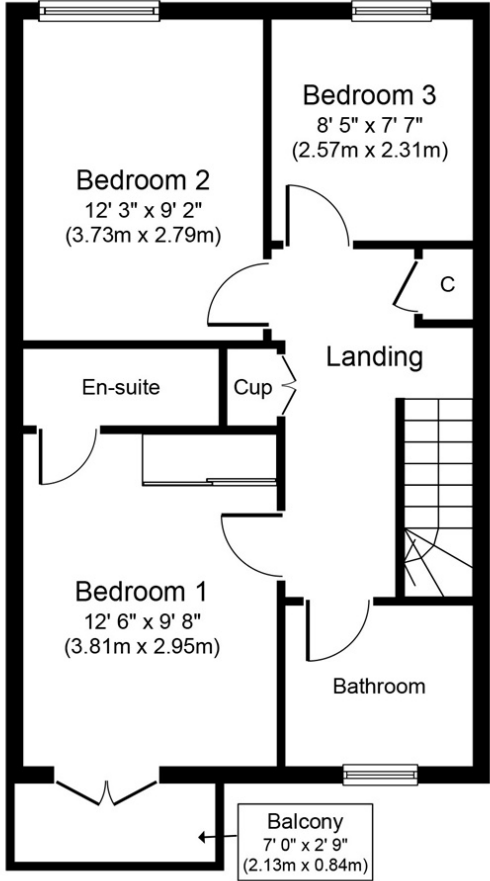
Floorplan

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Lounge
17' 2" x 15' 6"
(5.23m x 4.72m)

Kitchen
16' 0" x 7' 3"
(4.88m x 2.21m)

C

Hall

Cloak Room

Ground Floor

Bedroom 3
8' 5" x 7' 7"
(2.57m x 2.31m)

Bedroom 2
12' 3" x 9' 2"
(3.73m x 2.79m)

C

Landing

En-suite

Cup

Bedroom 1
12' 6" x 9' 8"
(3.81m x 2.95m)

Bathroom

Balcony
7' 0" x 2' 9"
(2.13m x 0.84m)

First Floor

Approx. Gross Internal Floor Area1001 sq. ft. / 93.0 sq. 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 forillustrative 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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