

£399,995  
Freehold



**THOMAS CONNOLLY**  
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

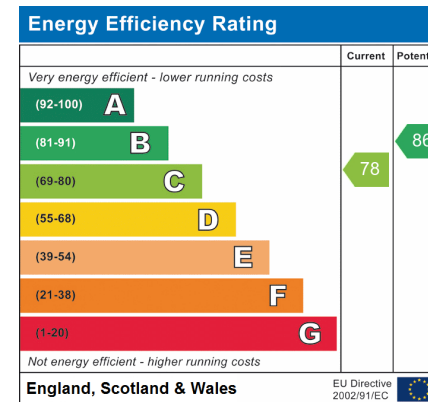


## Summary of Property

Thomas Connolly Estate Agents are delighted to offer this five bedroom family home situated in the sought after area of Broughton, overlooking the park within close proximity to popular schooling and Kingston Centre.

The accommodation in brief comprises; Ground floor - entrance hall, cloakroom, open plan kitchen/dining/family room with French doors leading to garden. The first floor offers a second reception room with balcony, family bathroom, bedroom three and bedroom five. The second floor boasts the master bedroom with en suite shower room, bedroom two and bedroom four. This property benefits from a private rear garden and car port parking for three vehicles.

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



# Room Descriptions

## GROUND RENT

### ENTRANCE HALL

### KITCHEN

10' 6" x 8' 4" (3.20m x 2.54m)

### LOUNGE/DINER

19' 1" x 9' 9" (5.82m x 2.97m)

### CLOAKROOM

## FIRST FLOOR

### LOUNGE

19' 2" x 11' 11" (5.84m x 3.63m)

### BALCONY

16' 6" x 4' 8" (5.03m x 1.42m)

### BEDROOM THREE

11' 6" x 10' 3" (3.51m x 3.12m)

### BEDROOM FIVE

8' 8" x 7' 5" (2.64m x 2.26m)

### FAMILY BATHROOM

## SECOND FLOOR

### BEDROOM ONE

19' 3" x 12' 0" (5.87m x 3.66m)

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

9' 8" x 9' 3" (2.95m x 2.82m)

### BEDROOM FOUR

9' 1" x 8' 8" (2.77m x 2.64m)

### BALCONY

5' 11" x 4' 6" (1.80m x 1.37m)

## EXTERIOR

### REAR GARDEN

### CAR PORT PARKING FOR THREE CARS

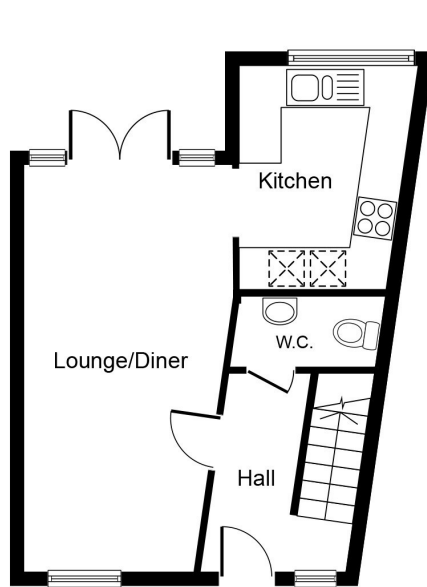
### PLEASE NOTE

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 an offer. We confirm we have not tested any

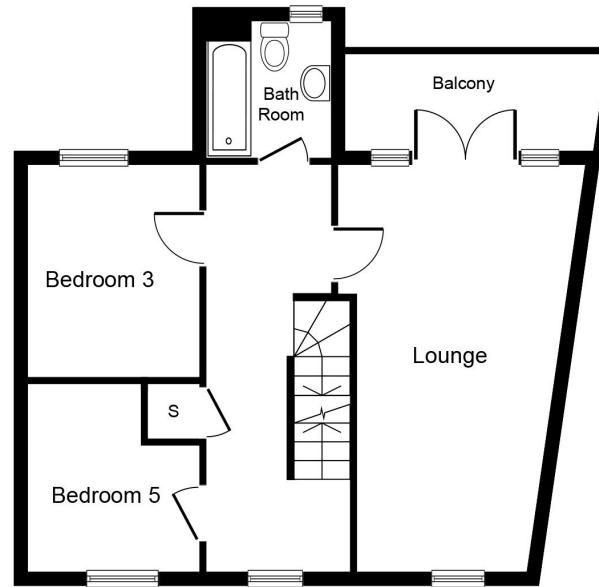


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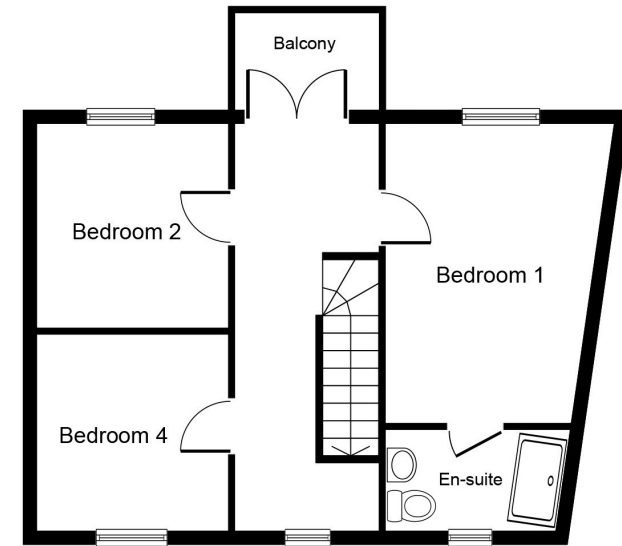
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Ground Floor



First Floor



Second Floor

**Approx. Gross Internal Floor Area 1,380 sq. ft. (128.2 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 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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