

£575,000
Freehold



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



Summary of Property

Thomas Connolly Estate Agents are pleased to present this four bedroom link detached house situated in the highly sought after location of Oakgrove, 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, storage cupboard, downstairs cloakroom, kitchen diner and a separate sitting room. The first floor offers three bedrooms (two with wardrobes) and a family bathroom to share between them. The second floor is dedicated to the master bedroom with its own dressing area and en-suite shower room. This property also benefits from a rear garden and a car port with parking for two cars.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Room Descriptions

GROUND FLOOR

ENTRANCE HALL

STORAGE CUPBOARD

CLOAKROOM

KITCHEN DINER

16' 11" x 10' 7" (5.16m x 3.23m)

SITTING ROOM

17' 2" x 11' 9" (5.23m x 3.58m)

FIRST FLOOR

BEDROOM TWO

17' 6" x 11' 1" (5.33m x 3.38m)

BEDROOM THREE

13' 9" x 15' 9" (4.19m x 4.80m)

BEDROOM FOUR

10' 8" x 8' 2" (3.25m x 2.49m)

FAMILY BATHROOM

10' 8" x 8' 5" (3.25m x 2.57m)

SECOND FLOOR

BEDROOM ONE

12' 2" x 11' 2" (3.71m x 3.40m)

DRESSING AREA

12' 8" x 9' 8" (3.86m x 2.95m)

EN-SUITE SHOWER ROOM

EXTERIOR

REAR GARDEN

CAR PORT PARKING FOR TWO CARS

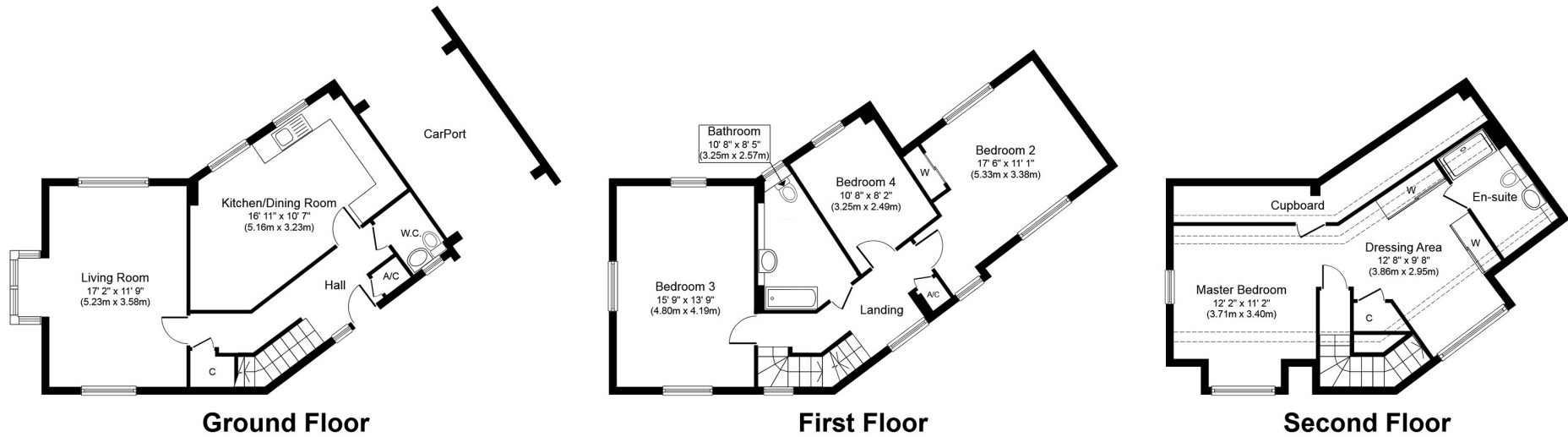
PLEASE NOTE

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



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Approx. Gross Internal Floor Area 1,938 sq.ft. (180.1 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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