

Kennedys'

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5A, Brier Lea

KT20 6TR

Situated in a quiet cul-de-sac in Lower Kingswood, this well-presented three-bedroom semi-detached home offers spacious and versatile living accommodation. The property benefits from a bright and sociable layout, with plenty of natural light throughout and a practical design suited to both family living and entertaining.

£2,500 Per Month



- Generous rear garden
- Modern family bathroom
- Available from 1st September
- Three well-proportioned bedrooms
- Bright and sociable layout
- Quiet cul-de-sac in Lower Kingswood



PROPERTY DESCRIPTION

Situated in a quiet cul-de-sac in Lower Kingswood, this well-presented three-bedroom semi-detached home offers spacious and versatile living accommodation. The property benefits from a bright and sociable layout, with plenty of natural light throughout and a practical design suited to both family living and entertaining.

The property further benefits from a private driveway and generous rear garden, providing excellent outdoor space and off-road parking. Internally, the accommodation includes three well-proportioned bedrooms, a modern kitchen and family bathroom, making this an ideal home for those looking for both comfort and practicality.









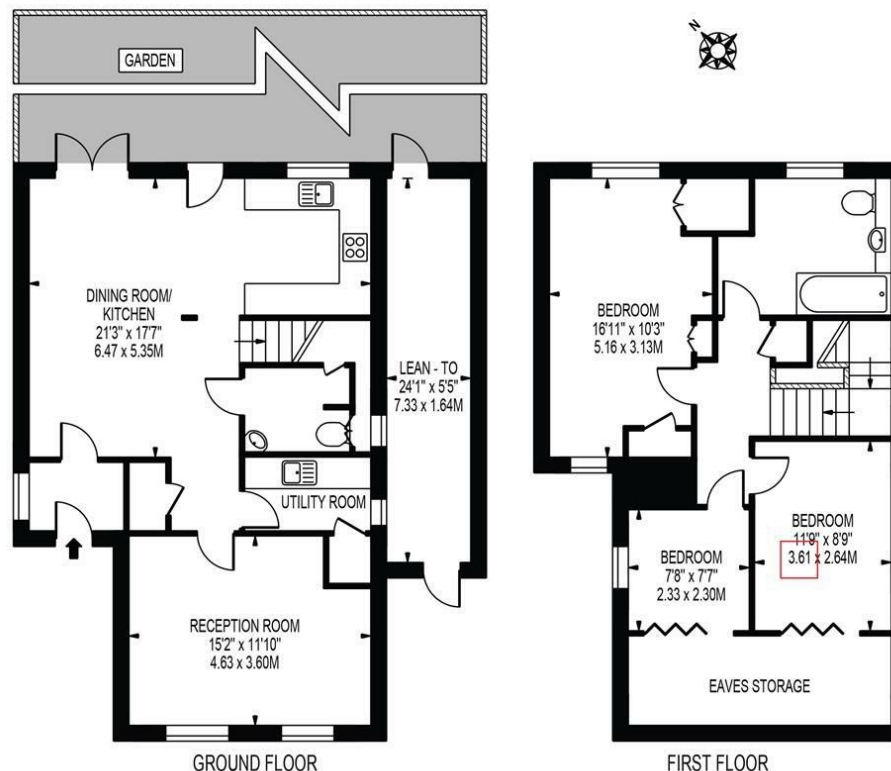
BRIER LEA

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1297 SQ FT - 120.52 SQ M

(INCLUDING EAVES STORAGE & EXCLUDING LEAN - TO)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 91 SQ FT - 8.50 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF LEAN - TO: 129 SQ FT - 12.02 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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

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5A, Brier Lea

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE:
EPC RATING: D
COUNCIL:
TAX BAND: E

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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