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## Kenneth Road, Guide price £525,000

**\*\*GUIDE PRICE 525,000 - 550,000\*\***

Extended four bedroom family home, positioned on a double width corner plot at the corner of The Chase and Kenneth Road.

Offering over 1,600 sq ft of versatile living space, this charming home is full of character and provides excellent potential for a growing family. The layout offers generous accommodation throughout, with flexible reception space, four well proportioned bedrooms and plenty of scope to adapt the home further to suit your needs.

Potential to further extend subject to the necessary planning permissions.

The location is ideal for families, with King John School and local primary schools nearby, along with many woods, parks and green open spaces close by.

Set on a generous corner plot with space, charm and future potential, this is a fantastic opportunity to secure a substantial family home in a highly desirable location.

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**PORCH**

12'12 x 4'5 (3.66m x 1.35m)

**ENTRANCE HALL**

18'2 x 8'8 (5.54m x 2.64m)

**LOUNGE**

17'10" x 11' (5.44m" x 3.35m)

**DINING ROOM**

13'" x 8'10 (3.96m" x 2.69m)

**KITCHEN**

15'4' x 7'7 (4.67m' x 2.31m)

**GROUND FLOOR BATHROOM**

8'9" x 4'8 (2.67m" x 1.42m)

**BEDROOM TWO**

14' x 11'6' (4.27m x 3.51m')

**LANDING**

8'4' x 8'3 (2.54m' x 2.51m)

**MASTER BEDROOM**

14'8' x 10'8 (4.47m' x 3.25m)

**BEDROOM THREE**

11'1' x 9'5 (3.38m' x 2.87m)

**BEDROOM FOUR**

8' 2" x 7' 11 (2.44m 0.61m' x 2.13m 3.35m)

**FAMILY BATHROOM**

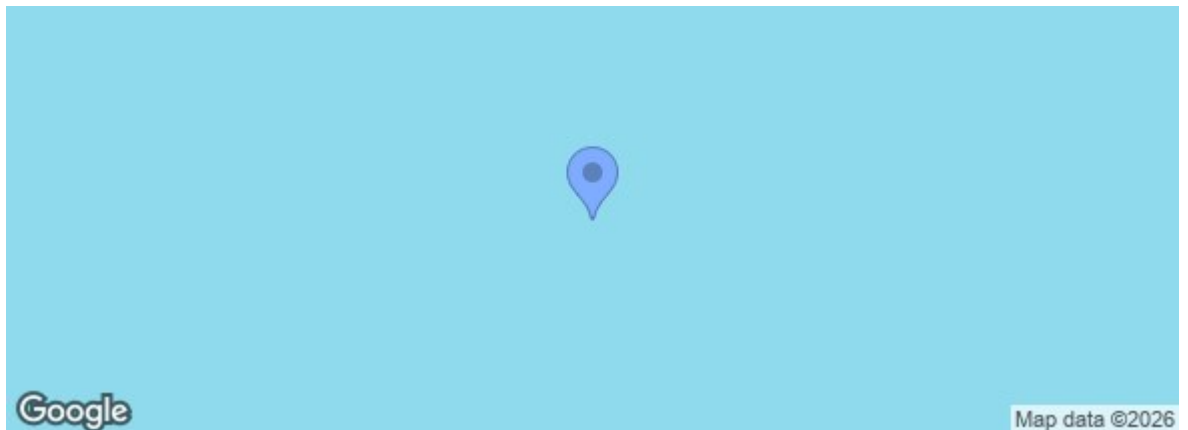
9'6' x 7'11 (2.90m' x 2.41m)

**REAR GARDEN****GARAGE**

19'1' x 14'2 (5.82m' x 4.32m)

**DRIVEWAY**

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			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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