

Guide Price £550,000 - £600,000. The Homes Group are delighted to offer to the market this rarely available and extended four double bedroom detached house located in a sought after cul-desac in West Kingsdown. The property has the added benefit of no forward chain.

The accommodation comprises of an 11' x 8' entrance hall, a 20'10 x 14'11 living room which overlooks the garden and has a door into the 11'8 x 7'5 office / study. There is a separate 11'5 x 11'3 dining room and an 11'7 x 10'4 kitchen plus a cloakroom on the ground floor too.

On the first floor the galleried landing has doors leading to all four bedrooms and the family bathroom which has a bath and separate shower

To the rear is a 30' x 30' garden and to the side is driveway for one to two cars.

Entrance Hall

Ground Floor Cloakroom

**Living Room** 20'10 x 14'11 (6.35m x 4.55m)

**Dining Room** 11'5 x 11'3 (3.48m x 3.43m)

Office / Study 11'8 x 7'5 (3.56m x 2.26m)

**Kitchen** 11'7 x 10'4 (3.53m x 3.15m)

**Landing** 13'6 x 8'7 (4.11m x 2.62m)

**Bedroom One** 12'10 x 10'3 (3.91m x 3.12m)

Bedroom Two 11'5 x 9' (3.48m x 2.74m)

Bedroom Three 10'5 x 8'10 (3.18m x 2.69m)

Bedroom Four

First Floor Bathroom 8'2 x 6'7 (2.49m x 2.01m)

Rear Garden

Garage to Side 17'6 x 8'9 (5.33m x 2.67m)

Driveway Tenure - Freehold Council Tax - Band F





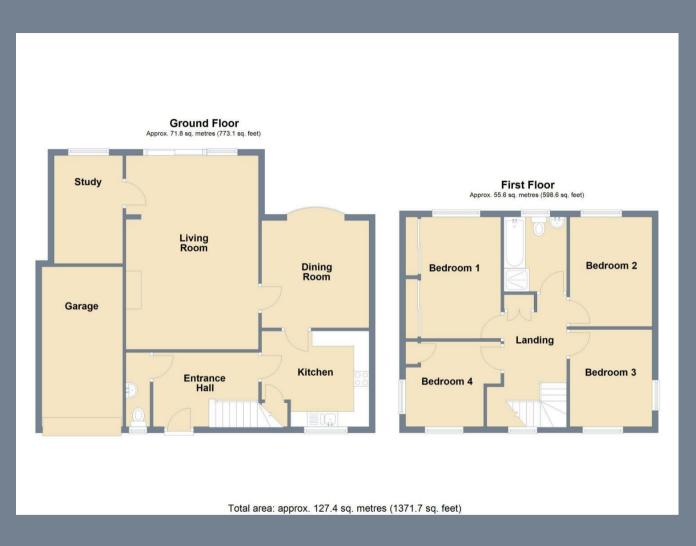




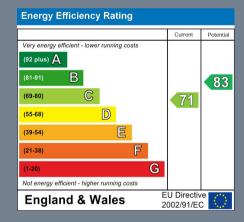












## Viewing

Please contact The Homes Group Office on 01322 875000

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline 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 this firms employment has the authority to make or give any representation or warranty in respect of the property.