



Caxton View

offers in excess of £465,000

- Delightful cul-de-sac location
- Well presented accommodation
- Popular location
- Garage and parking area
- Attractive garden with distant view
- EPC Rating: C



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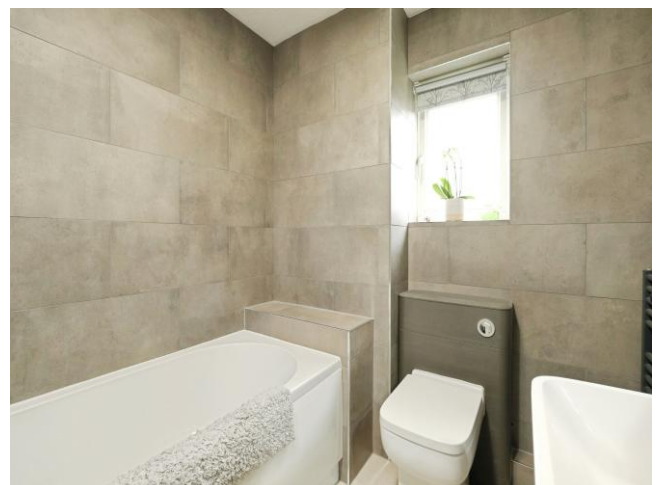


About the property

Situated within a pleasant, small enclave of similar homes, offering a degree of privacy, just off the sought after Kingswood Road area. Well presented accommodation. Attractive rear garden, garage and parking area.

Agent notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.





Accommodation

Reception Hall

Tiled flooring, staircase to first floor, understairs storage.

Cloakroom

Low level W.C, wash hand basin, tiled splashback, frosted window to front.

Sitting Room

15' 9" narrowing to 18' 3" into bay x 11' 5" (4.80m narrowing to 5.56m into bay x 3.48m)
Feature fireplace with raised marble hearth, matching inset and fire surround with coal effect gas fire. Two wall light points, coving to ceiling.

Kitchen/Breakfast Room

15' 6" x 10' 5" (4.72m x 3.17m)
Modern fitted units comprising cupboards and drawers, including deep pan drawers, larder cupboard, corner cupboard with drawers. Work surface incorporating one and half bowl single drainer sink unit with mixer tap. Window to rear. Feature central island. Inset Caple 5 ring gas hob with fan above. Built-in eye level Bosch double oven. Glow-worm gas fired boiler, vertical radiator. Tiled floor, part frosted door to rear garden. Door into:-

Dining Room

11' 5" x 9' 3" (3.48m x 2.82m)
Ceiling coving and French doors opening out onto paved terrace.

First Floor Landing

Access to loft space, airing cupboard, housing hot water tank.

Principal Bedroom

14' 2" x 11' 3" (4.32m x 3.43m)
View to front aspect. Door to:-

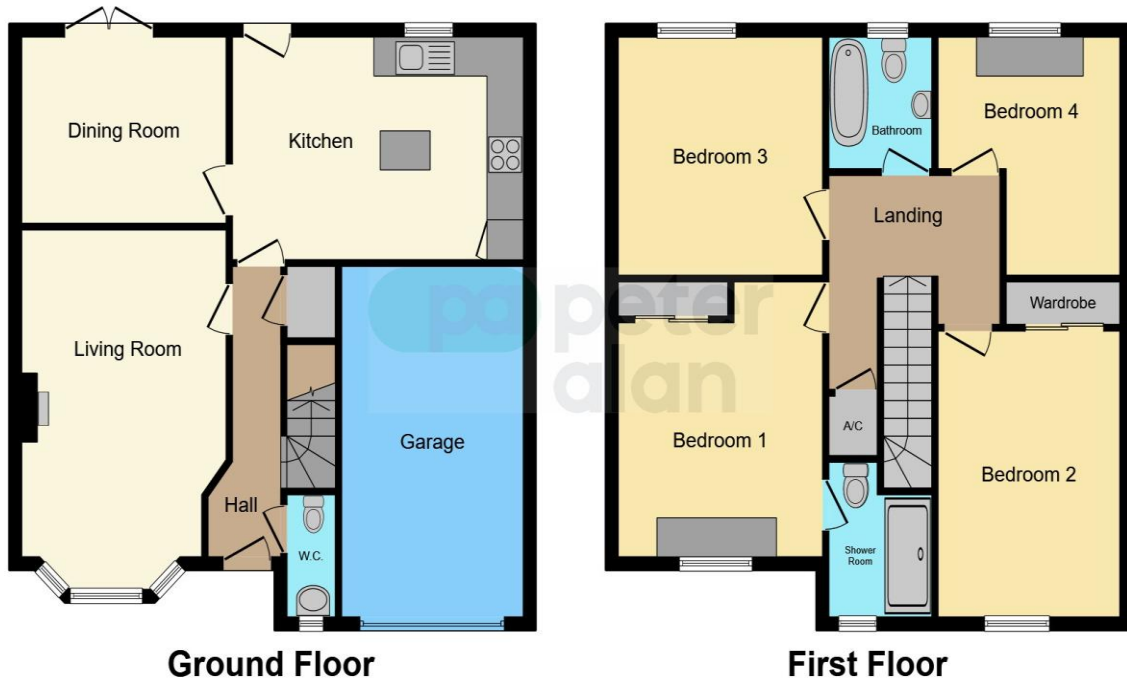
En-Suite Shower Room

Larger than average tiled shower cubicle with sliding door. Grohe shower unit with overhead rain shower and additional shower head. W.C with concealed cistern, vanity basin with mixer tap and cupboard beneath. Shaver point, mirror, towel radiator, tiled floor, frosted glazed window to front.

Bedroom Two

14' 9" x 9' 5" (4.50m x 2.87m)

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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