



Kingshill Avenue, Collier Row, RM5

Offers Over £475,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Situated within walking distance of everyday local amenities and boasting excellent transport links, this well-presented three-bedroom semi-detached house offers spacious and versatile accommodation arranged over three floors.

Upon entering, you are greeted by a welcoming entrance hall with stairs rising to the first floor.

Off the entrance hall is the spacious living room, measuring 16'6 x 11'6, which enjoys an abundance of natural light from the large bay window.

Towards the rear of the property is the open-plan kitchen/dining room, comprising numerous wall and base units, ample worktop space extending into a breakfast bar and space for essential appliances. The dining area comfortably accommodates a table and chairs, making this an ideal family and entertaining space. Sliding doors open directly onto the rear garden from the dining area, while a further single door from the kitchen provides additional access to the garden.

Moving upstairs, the first floor accommodates three bedrooms, comprising two double bedrooms and a comfortable single bedroom.

Completing this floor is the well-appointed family bathroom.

The second floor has been converted and is currently arranged as a home office/study, providing useful additional space for those working from home or requiring a versatile extra room.

Externally, the property benefits from off-street parking via the driveway, along with convenient side gate access.

To the rear, the property boasts an impressive 104' x 23' garden. The garden initially features an artificial lawn area, providing an ideal space for outdoor seating, with steps leading down to the remainder of the garden, which is predominantly laid to lawn.

Viewing is highly recommended to fully appreciate the space, versatility and outdoor amenities this home has to offer.

According to the vendor:

Heating: Gas Heating

Broadband: Connected, current provider understood to be EE

Mobile Coverage: Vendor advises mobile phone reception is good

Sewerage: Connected to the main sewer network

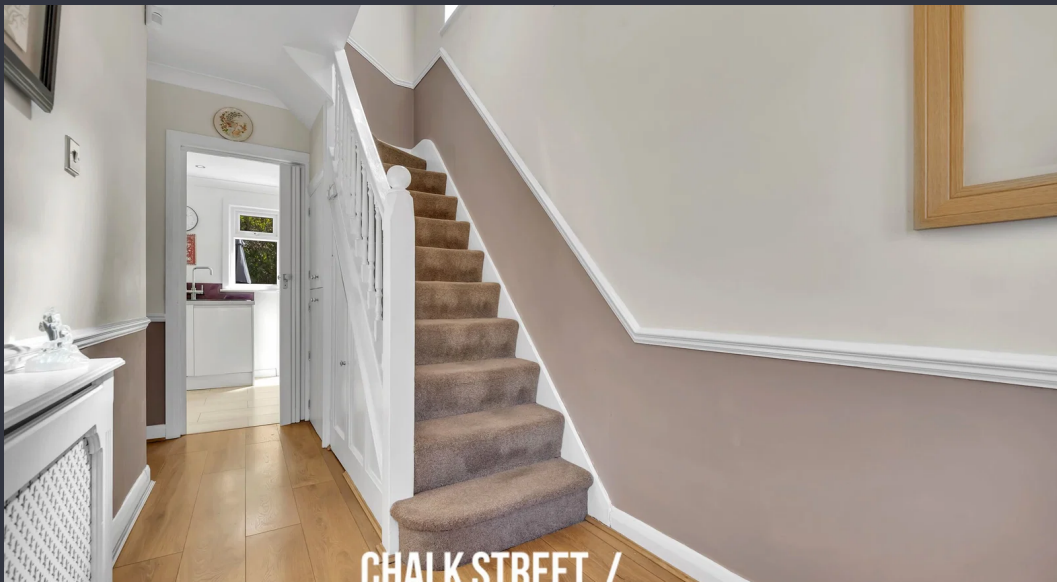




- Three Bedrooms
- Semi-Detached House
- Spacious Reception Room
- Open Plan Kitchen / Dining Room
- Well Appointed Family Bathroom
- Loft Conversion
- Off Street Parking Via Driveway
- 104' Rear Garden
- Within Close Proximity To Shops, Schools, Parks and Everyday Amenities
- Convenient Bus Routes Nearby Towards Stations

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.



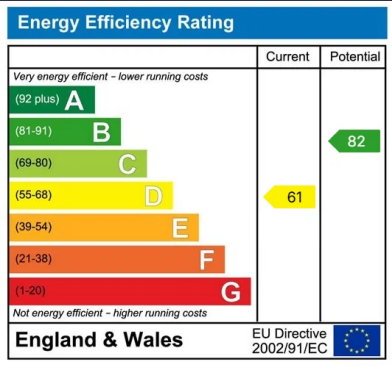
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