





kings are pleased to offer for sale this 1930's built 3 bedroom semi detached house which has been extended to the rear and situated in a popular residential turning off of Hall Lane On the ground floor you have a spacious through lounge which leads into a good size kitchen diner. Also on the ground floor you have a laundry/ utility /study room. On the first floor you have 3 bedroom and the family bathroom and seperate wc. there is a south facing garden to the rear and off street parking for a number of vehicles to the fron. This property must be viewed to be appreciated. call now on 0208 524 7444

Front Garden

Large frontage with hard standing area with off street parking lawn area with plant and shrubs side access via gate leading to rear garden.

Hall

Double glazed window to side aspect radiator under stairs storage cupboard staircase ascending.

Lounge 27'8" x 10'2"

Double glazed bay window to front aspect two radiators tv point built in storage units to one wall display fire place with electric fire archway to kitchen.

Kitchen 13'9" x 9'4"

Two double glazed windows to rear aspect double glazed door to side aspect leading to rear garden wall and base units stainless steel sink unit plumbing for washing machine gas cooker point extractor hood tiling to walls tiled floor.

Utility Room/Study 9'4" x 5'6"

Double glazed window to side aspect vanity wash hand basin wall mounted boiler door to wc.

Landing

Double glazed window to side aspect loft hatch access radiator storage cupboard over staircase.

Bedroom 1 14'0" x 10'2"

Double glazed bay window to front aspect radiator built in cupboard to one wall.

Bedroom 2 12'4" x 10'2"

Double glazed window to rear aspect radiator two built in cupboards to one wall.

Bedroom 3 7'7" x 6'0"

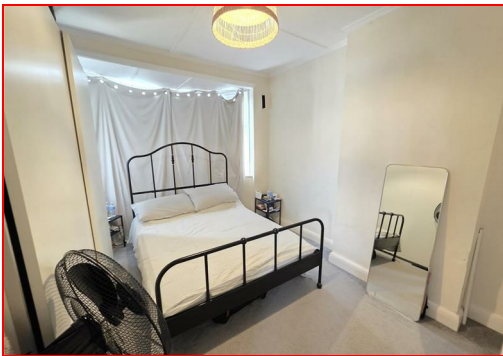
Double glazed window to front aspect radiator single fitted wardrobe.

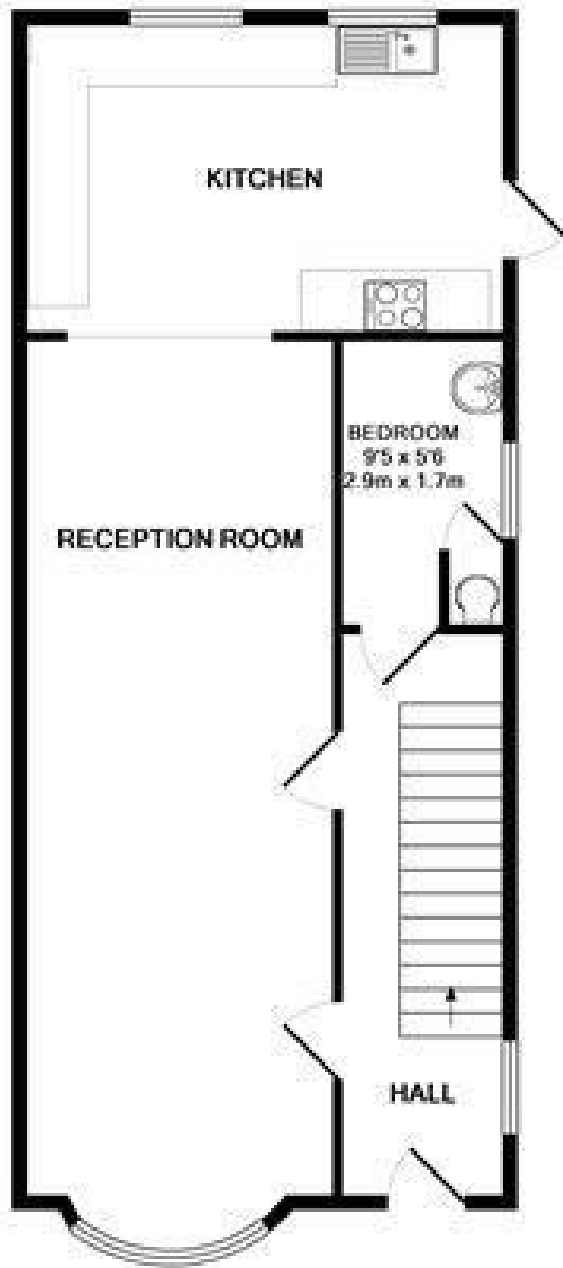
Bathroom

Double glazed window to rear aspect panel enclosed bath with mixer taps and shower attachment vanity wash hand basin radiator tiling to walls. Separate WC double glazed window to side aspect low flush wc tiling to walls.

Rear Garden

Southerly facing with patio and laid to lawn area with various mature plant and shrub borders pear tree external tap and lights three storage sheds side access via gate to front.

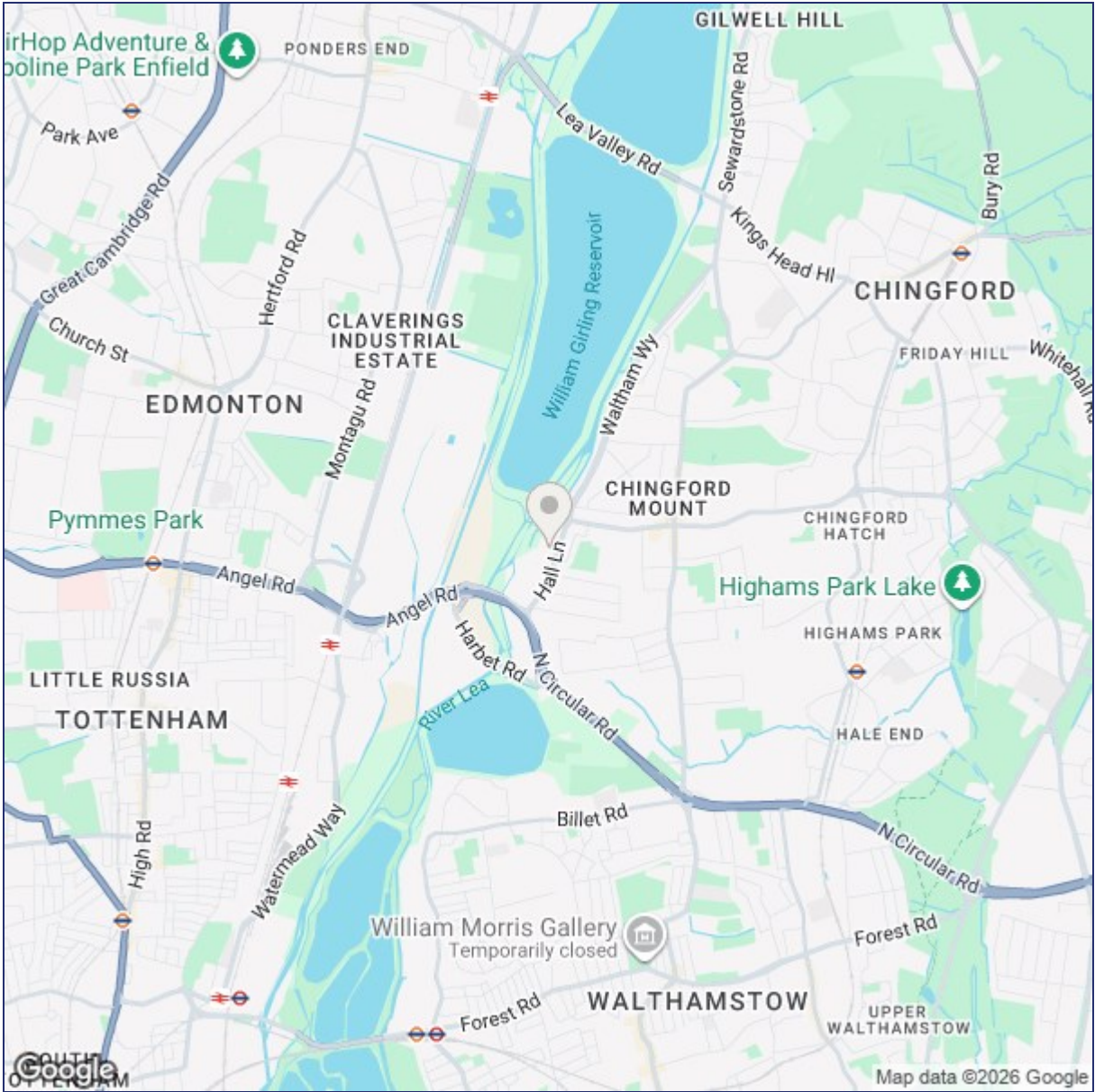




GROUND FLOOR
APPROX. FLOOR
AREA 606 SQ.FT.
(56.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix Q2010



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

(“These details are correct at time of going to press”).

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.