




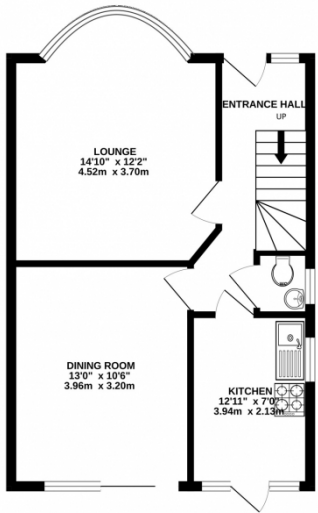
 **4**  
Bedrooms

 **2**  
Bathrooms



This Four Bedroom semi-detached family home is offered with a spacious internal living area and ready for you to add your own stamp to. On the ground floor you will find a lounge, dining room, family kitchen and guests WC. To the First floor Three bedrooms, the family bathroom and separate WC. To the top floor there is the last of the four bedrooms with the benefit of an en-suite WC. Externally you will find off street parking to the front with a garage which is accessed via a shared drive and to the rear a large north facing family garden. All in all, one not to be missed.

GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR  
232 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





Northwick Park

Mount Stewart Infant School

Birchwood Grange Care Home

Northwick Park Community Garden

Kenton hall play area

Kenton Hall

Northwick Park

Preston Road Car Park Wings

Preston Park Primary School

Preston Road Tesco Express

The Windermere

Preston Park

The Preston

South Kenton