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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out. For the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
 Plan produced using PlanUp.  
 Total area: approx. 153.9 sq. metres (1657.0 sq. feet)





A truly stunning Victorian four bedroom detached family home situated in the popular residential area of Kennington. Extended and presented to a very high standard throughout, this home offers everything needed for functional family life. Off road parking, garage, large garden, en-suite, spacious kitchen/diner/family name just a few of the features you will find. Early viewing is essential to appreciate this wonderful property.

Step inside the entrance hall where you will find doors leading to the Snug, Lounge, Kitchen/Diner/Family Room, downstairs cloakroom and stairs to first floor. The sitting room has large windows over-looking the front which provide plenty of natural light, the room is a great size and also benefits from storage cupboards and wood burning stove (installed approx. 2020). The downstairs cloakroom has a wash hand basin and WC, the lounge

is again a very generous size with windows over looking the front and a feature fireplace with surround and wooden mantel.

The kitchen/diner/family room is a fantastic space, with a range of wall and base units, dual-fuel rangemaster oven, free-standing appliances and a central island which is a beautiful focal point for this room. There are two sets of double doors leading to the garden, and sky light which bathes this room in light. There is ample space for your dining room furniture and makes the perfect place for entertaining and family meal times.

Upstairs you have a galleried landing with doors leading to all bedrooms and family bathroom. Bedroom one is stunning, the vaulted ceiling gives a sense of even more space and double doors with Juliet balcony overlooks the beautiful garden; this

- Offers in excess of £650,000
- Stunning four-bedroom Victorian home
- Sought after Kennington position
- Spacious kitchen/diner/family room opening onto the garden

room is truly wonderful. There is also a door leading to the en-suite and bedroom four. The en-suite has a double shower cubicle with power shower, wash hand basin and WC.

Bedroom four is a good size with built in cupboards and window over looking the rear. Bedroom three and two are both good size double bedrooms with windows over looking the front and feature ornate fireplaces. The family bathroom comprises a P-shaped bath with shower over, WC and wash hand basin and obscured glass window.

Outside:

To the front, there is block paved driveway with five bar gate and parking for several cars and leads to the front door, garage and side access to the rear garden.

The Garage is tandem in length and has an up and over door to the front, power and light and personal side door to the garden. The rear section of the garage has been partitioned, providing a space which could easily become a home office should this be desired.

The rear garden has been meticulously landscaped and maintained by the current owners with a block paved patio adjacent to the rear of the house, steps lead up to the raised lawn area with mature planting and there is a hot tub to the rear of the garage. A further patio seating area is located to the rear of the lawn. A few further steps lead you through to a secluded seating area to the rear of the garden which has a eclectic range of shrubs and planted borders and the garden shed (with power).

