





Hillcrest Road, Knighton

£290,000 Freehold

Charming 3-bed semi in a prime cul-de-sac near Knighton Park. Features 2 reception rooms, drive, garage & a large garden with scope to extend. No upward chain—ideal family home!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

KB Knightsbridge Estate Agents

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Entrance Hall
With stairs to the first floor, under-stairs storage cupboard, radiator.

Ground Floor WC
3' 3" x 2' 4" (1.00m x 0.70m)
With double-glazed veneer to side elevation, low-level WC, and wash hand basin.

Reception Room One
14' 1" x 11' 6" (4.30m x 3.50m)
With a double-glazed bay window to the front elevation, picture rail, fireplace and a radiator.

Reception Room Two
12' 6" x 11' 6" (3.80m x 3.50m)
With double-glazed doors to the rear garden, living flame effect gas fire with fire surround, picture rail, radiator.





Kitchen
12' 6" x 11' 6" (3.80m x 3.50m)
With double-glazed windows to side and rear elevations, double-glazed door to rear garden, stainless steel sink and drainer unit with a range of wooden base units with work surfaces over, gas cooker point, plumbing for washing machine, lino flooring.

First Floor Landing
With a double-glazed window to the side elevation.

Bedroom One
14' 1" x 11' 2" (4.30m x 3.40m)
With double-glazed bay window to front elevation, period-style fireplace, picture rail, and radiator.

Bedroom Two
12' 6" x 11' 2" (3.80m x 3.40m)
With double-glazed radiator to rear elevation, fitted wardrobes, picture rail, radiator.

Bedroom Three
7' 3" x 6' 3" (2.20m x 1.90m)
With a double-glazed window to the front elevation, picture rail, radiator.

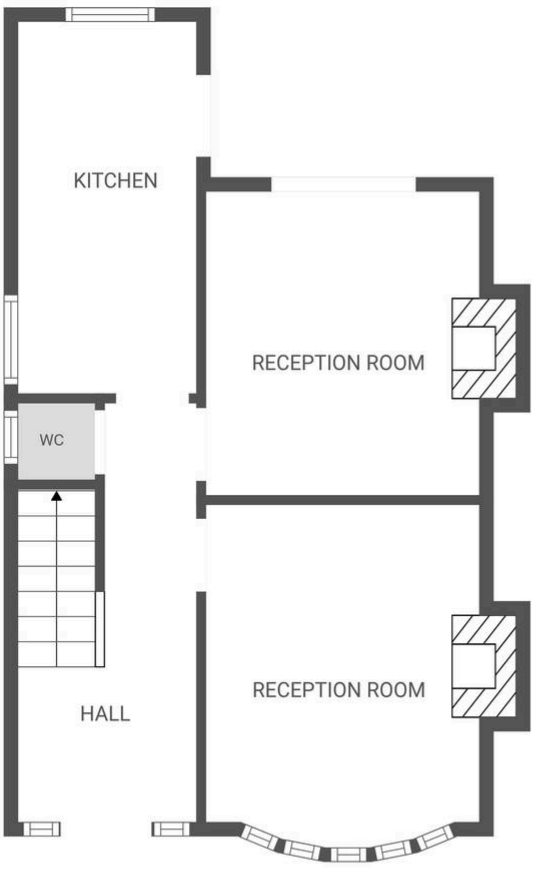
Bathroom
8' 10" x 6' 3" (2.70m x 1.90m)
With double-glazed window to rear elevation, bath with electric shower over, pedestal wash hand basin, low-level WC, cupboard housing boiler, loft access leading to a partly boarded loft space, radiator

Front Garden

Paved frontage with driveway providing off-road parking, with gates to side leading to a further driveway to the side giving access to the garage.

Rear Garden

Paved patio with outbuilding; good-sized lawn in the rear garden with a variety of well-stocked flower beds, mature trees, and hedging. Mainly laid to lawn, with a side door to the garage and side access.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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