



39 Park Road

Newhall | DE11 0TU | Offers In The Region Of £380,000

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ROYSTON
& LUND

- NO UPWARD CHAIN
- Fully Integrated Kitchen
- Landscape Garden with Converted Garage to Bar & Storage
- Views Over Countryside To the Front
- EPC Rating - B
- Four Double Bedrooms
- Downstairs WC
- Driveway for Several Vehicles
- En-suite To Main Bedroom & Built in Wardrobe
- Freehold / Council Tax Band - D





** No Upward Chain **

Entering into the hallway that benefits from under stairs storage there is access into the lounge and the kitchen diner. The lounge benefits from a feature log burner and has double doors that open up into the rear garden. The kitchen diner features a range of integrated appliances and from the dining area there is access to a downstairs WC.

To the first floor there are four well proportioned double bedrooms and a four piece bathroom consisting of a bath, shower, WC and wash basin. The main bedroom benefits from built in wardrobe and there is an en-suite shower room.

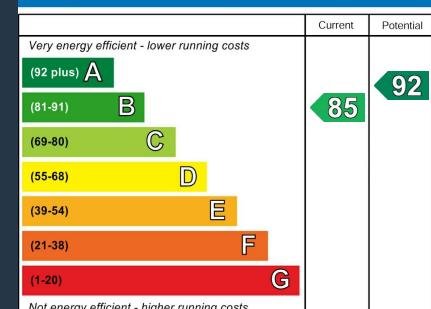
Toward the front of the property there is a driveway large enough for several vehicles that leads to a converted garage that is now a storage area to the front. Towards the rear of the property there is an enclosed garden that has been landscaped with a patio area, lawn, mature shrubs and has access to a garden bar that has been converted from the garage.





EPC

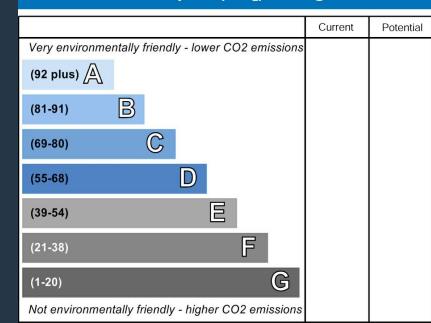
Energy Efficiency Rating



EU Directive 2002/91/EC

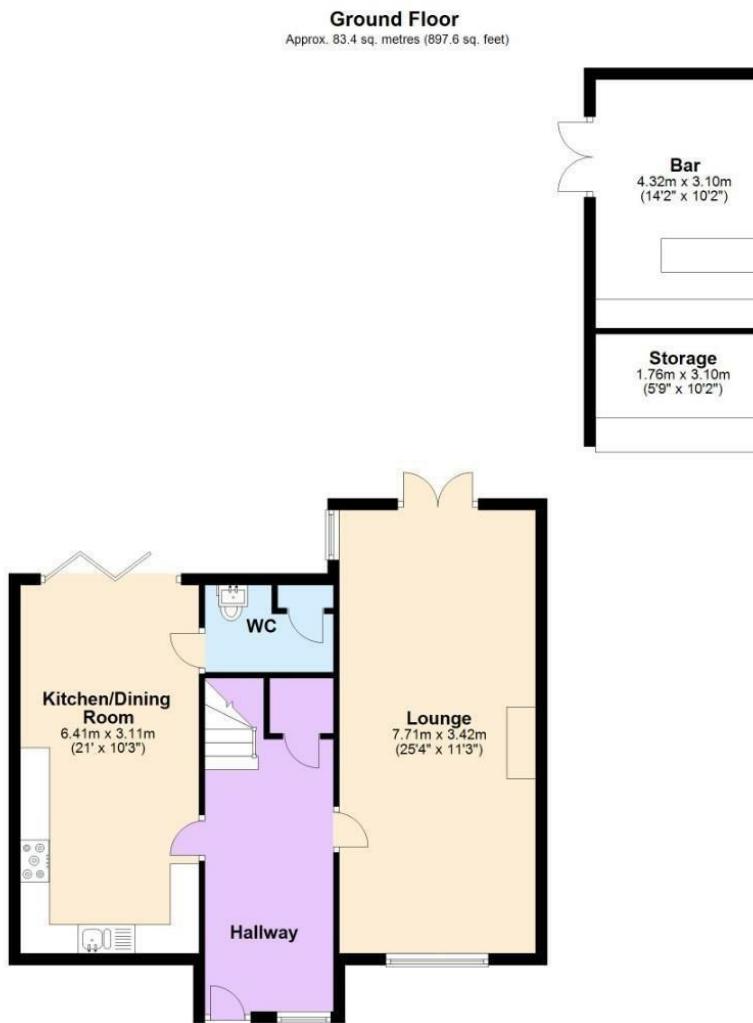
England & Wales

Environmental Impact (CO₂) Rating



EU Directive 2002/91/EC

England & Wales



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**ROYSTON
& LUND**