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&L

39 Park Road

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

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 door 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.





**Ground Floor**  
Approx. 83.4 sq. metres (897.6 sq. feet)



**First Floor**  
Approx. 62.7 sq. metres (674.6 sq. feet)



Total area: approx. 146.1 sq. metres (1572.1 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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