



62 Orchard Way

Measham | DE12 7JZ | Offers In The Region Of £325,000

**ROYSTON
& LUND**

- Offers in The Region of £325,000
- Detached Family Home in Measham
- Ground Floor WC - Separate Utility
- Driveway for Three Cars Leading to a Garage
- Freehold - EPC Rating C
- Four Good Sized Bedrooms
- Breakfast Kitchen with a Range of Units
- Bathroom with a Three Piece White Suite
- Rear Garden with Lawn, Patio & Shrubs
- Council Tax Band D





Royston & Lund are pleased to present this well-presented, detached family home situated in a popular residential location in Measham. The property is conveniently located within close proximity to excellent commuting links with the A42 and M42 just a short drive away. There is also local shops, pubs and restaurants nearby.

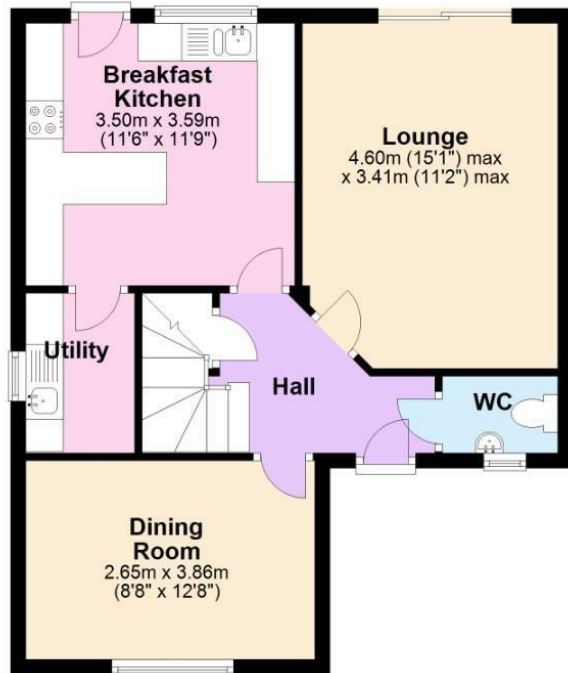
Entering the property you are greeted by a welcoming entrance hall which provides access to the first floor via the stairs and also consists of doors to the downstairs rooms including a ground floor WC (which was fitted in 2019). The lounge is a nicely-sized room which is perfect for entertaining, it comprises of a fireplace and patio doors into the rear garden. The kitchen has a modern range of units including a breakfast bar and there is the benefit of a separate utility room which is accessed via the kitchen. Lastly, downstairs there is a formal dining room with a large UPVC double glazed window to the front elevation.

To the first floor there are four ample-sized bedrooms. Bedroom one has the benefit of a modern shower room/WC. The remaining bedrooms are complemented by a bathroom with a three piece white suite including a bath, WC and a wash basin.

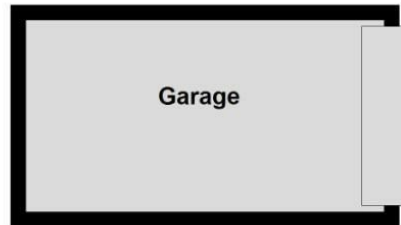
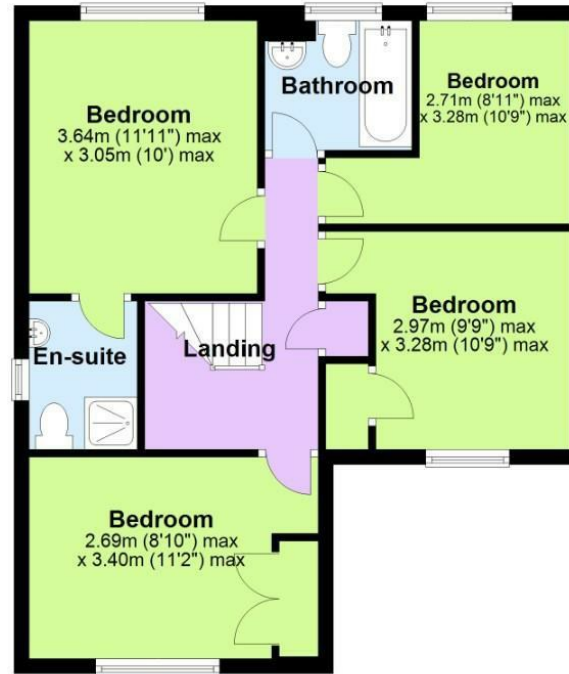
Outside, there is the benefit of a driveway which leads to a garage. To the rear there is a larger than average enclosed rear garden with lawn, patio and stunning plants and shrubs.



Ground Floor
Approx. 51.3 sq. metres (551.8 sq. feet)



First Floor
Approx. 52.2 sq. metres (561.7 sq. feet)



Total area: approx. 103.4 sq. metres (1113.5 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

England & Wales EU Directive 2002/91/EC

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