29 Elm Grove

| DE12 6HH | Guide Price Guide Price of £240,000 - £250,000

- Guide Price of £240,000 - £250,000
- Four Bedroom Semi-Detached
- Living Room with Fireplace/Bay Window
- Ground Floor Bathroom/WC
- Generously Sized Kitchen
- Storage Options
- On-Street Parking
- South-West Facing Garden
- EPC Rating - C / Freehold
- Council Tax Band - C

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Royston & Lund are delighted to present this four-bedroom semi-detached property.

The living room provides a warm and inviting space, complete with a characterful fireplace, built-in shelving, and a charming bay window that allows plenty of natural light.
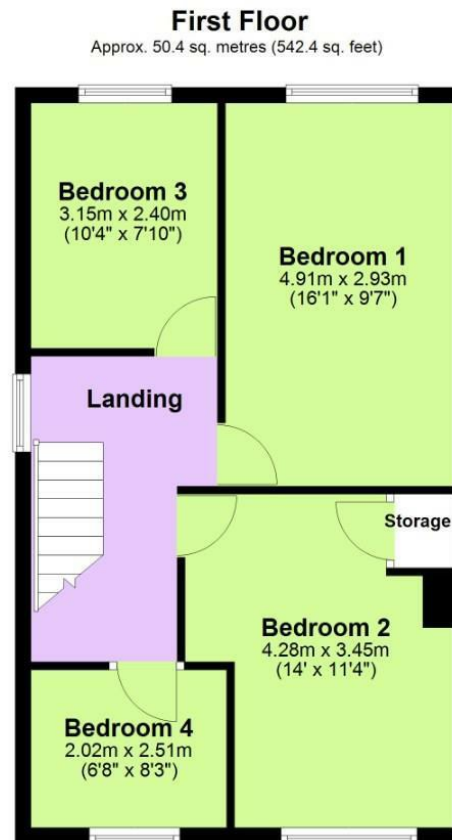
Straight ahead, the ground floor also hosts a family bathroom with a walk-in bath and WC. The generously sized kitchen to the rear benefits from a large panel skylight, creating a bright, airy space perfect for cooking and dining. Just off the kitchen, there are convenient storage options leading to the rear of the property.

Step outside to a patio garden, ideally positioned to enjoy the south-west facing aspect, perfect for afternoon sun and outdoor entertaining.

Upstairs, you'll find four bedrooms of generous proportions, offering flexible living arrangements for families, guests, or home office use.
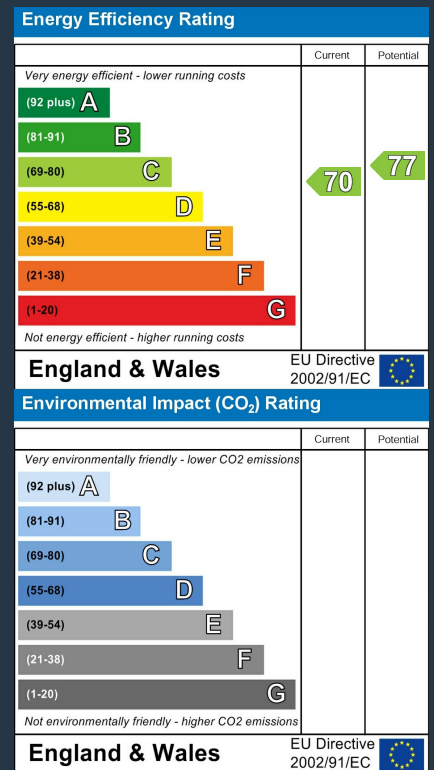
To the front of the property, there is a slabbed area with planted borders adding a touch of greenery, while on-street parking is available.

Ground Floor
Approx. 60.8 sq. metres (654.5 sq. feet)

Storage
1.05m x 2.38m
(3'5" x 7'10")

Kitchen
5.91m (19'5")
x 3.44m (11'3") max

Bathroom
2.64m x 1.89m
(8'8" x 6'2")

WC

Storage

Hall

Living Room
5.15m x 3.44m
(16'11" x 11'3")

FP

First Floor
Approx. 50.4 sq. metres (542.4 sq. feet)

Bedroom 3
3.15m x 2.40m
(10'4" x 7'10")

Bedroom 1
4.91m x 2.93m
(16'1" x 9'7")

Landing

Storage

Bedroom 2
4.28m x 3.45m
(14' x 11'4")

Bedroom 4
2.02m x 2.51m
(6'8" x 8'3")

Total area: approx. 111.2 sq. metres (1196.9 sq. feet)

The Property Ombudsman

naea | propertymark
PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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 CO2 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 CO2 emissions			

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