



R  
&L

39 Park Road

Newhall | DE11 0TU | Guide Price £390,000

ROYSTON  
& LUND



- Guide Price £390,000 - £400,000
- 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





Guide Price £390,000 - £400,000

Royston and Lund are delighted to bring to the market this immaculately presented four double bedroom detached family home in Newhall. This home offers a perfect blend of spacious living, modern amenities, and idyllic outdoor features. Located in a tranquil setting, this property boasts a unique addition – a converted garage that now serves as a charming garden bar, perfect for entertaining friends and family.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**