

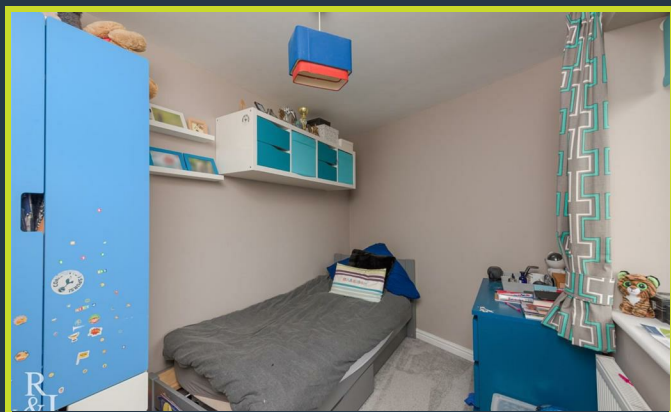


R
22 Hart Drive

| DE12 7PH | Guide Price £280,000

ROYSTON
& LUND

- Guide Price £280,000 - £290,000
- Kitchen/ Diner
- Modern Accommodation
- Rear Garden - Patio Area
- Council Tax- C
- Three Bedrooms
- Separate Lounge
- Principal Suite with Ensuite.
- EPC C
- Freehold





Guide Price £280,000 - £290,000

Royston and Lund are delighted to present this three bedroomed family home in the popular location of Measham. On entering the home it has a good sized entrance hall with door to the convenient ground floor cloakroom with WC. To the right hand side is a good sized lounge with dual aspect windows and French doors leading to the garden.

To the left is a refitted kitchen diner with a range of fitted base and wall units also having dual aspect windows to the front and rear of the home with ample space for dining. A further door leads to a separate convenient utility having plumbing for a washing machine and door that leads to the garden.

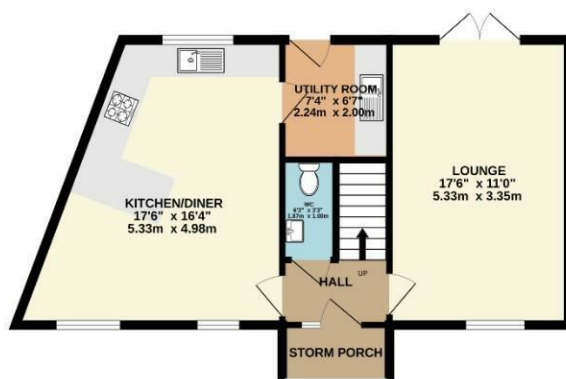
Upstairs has three good sized bedrooms the principle boasting an ensuite shower room and in addition a family bathroom.

To the outside the home has a small shrubbed front garden and good sized rear garden to the side is a driveway to the garage with has been part converted into a convenient office.



GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.

1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	75	
(69-80) C		
(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

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.

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