



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





R & L



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Royston and Lund are delighted to present this three bedoomed 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.

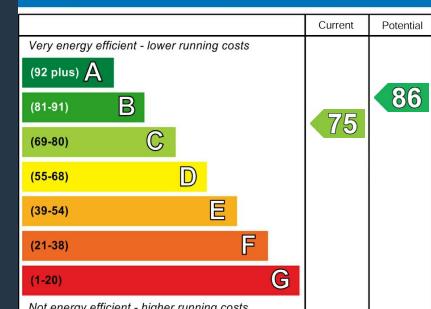


R & L



## EPC

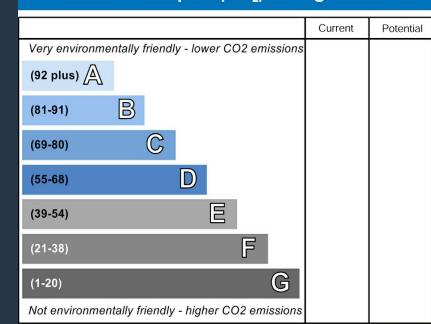
### Energy Efficiency Rating



EU Directive  
2002/91/EC

### England & Wales

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



EU Directive  
2002/91/EC

### England & Wales



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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**ROYSTON  
& LUND**