



39 Park Road

Newhall | DE11 0TU | Offers In The Region Of £380,000

ROYSTON
& LUND

- NO UPWARD CHAIN
- Offers in the Region of £380,000
- Four Double Bedrooms
- Fully Integrated Kitchen
- Downstairs WC
- Landscape Garden with Converted Garage to Bar & Storage
- Driveway for Several Vehicles
- Views Over Countryside To the Front
- En-suite To Main Bedroom & Built in Wardrobe
- Freehold / Council Tax Band - D / EPC Rating - B





** No Upward Chain **

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 doors 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.

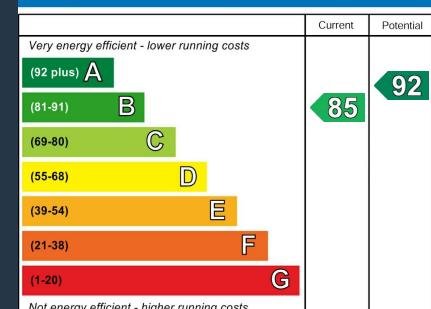
Toward the front of the property there is a driveway large enough for several vehicles that leads to a converted garage that is now a storage area to the front. Towards the rear of the property there is an enclosed garden that has been landscaped with a patio area, lawn, mature shrubs and has access to a garden bar that has been converted from the garage.





EPC

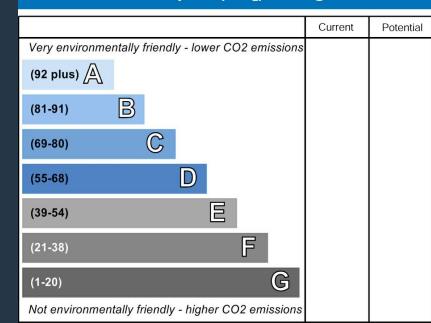
Energy Efficiency Rating



EU Directive
2002/91/EC

England & Wales

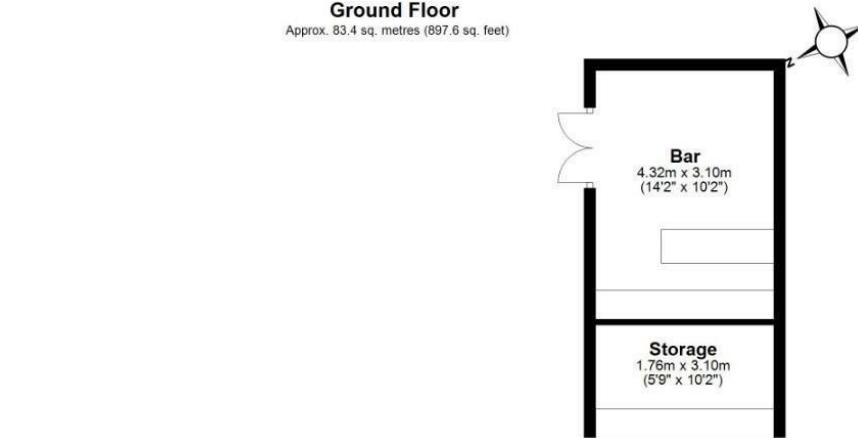
Environmental Impact (CO₂) Rating



EU Directive
2002/91/EC

England & Wales

Ground Floor
Approx. 83.4 sq. metres (897.6 sq. feet)



Total area: approx. 146.1 sq. metres (1572.1 sq. feet)

First Floor
Approx. 62.7 sq. metres (674.6 sq. feet)



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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& LUND**