



59 Braden Road

| WV4 4JW | Offers In Excess Of £375,000

**ROYSTON  
& LUND**

- Four Bedroom Semi-Detached
- Kitchen Diner
- En-suite / Family Bathroom
- Detached Double Garage
- EPC Rating - C
- Ground Floor Office Potential Fifth Bedroom
- Lounge with Connecting Living Room
- Ground Floor Wet Room
- No Upward Chain
- Council Tax Band - C





Royston & Lund are delighted to present this generously sized four-bedroom semi-detached property, offering flexible family living with room to grow.

Stepping through the porch, you're welcomed into a thoughtfully arranged ground floor. To the left, a bay-fronted lounge leads through double doors into a spacious living room. Just off this space is a bright kitchen diner, set up with neutral cabinetry, wall and floor tiling, black worktops and spotlights.

Also on the ground floor is a versatile office space, complete with its own wet room, making it an excellent option for a fifth bedroom, guest suite, or working-from-home setup. Both the lounge and office feature charming bay windows, while the main living room opens onto a well-sized rear garden through patio doors.

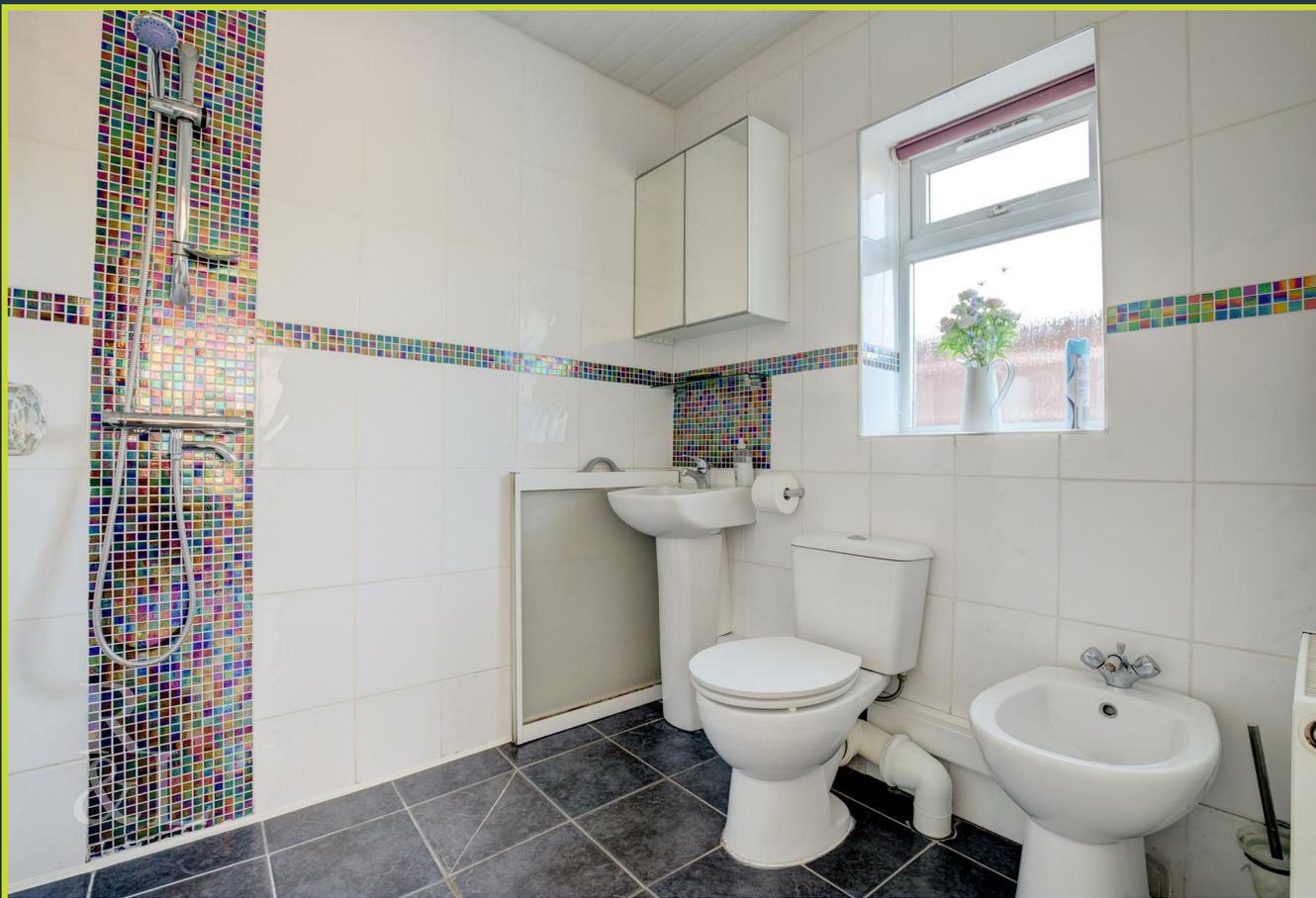
At the end of the garden sits a double garage, fully fitted with tongue and groove wooden flooring — ideal for storage, a workshop, or conversion into a garden room or gym.

Upstairs, the home offers four well-proportioned bedrooms. The principal bedroom includes its own en-suite, while the family bathroom benefits from both a separate bath and shower, offering convenience for busy households.

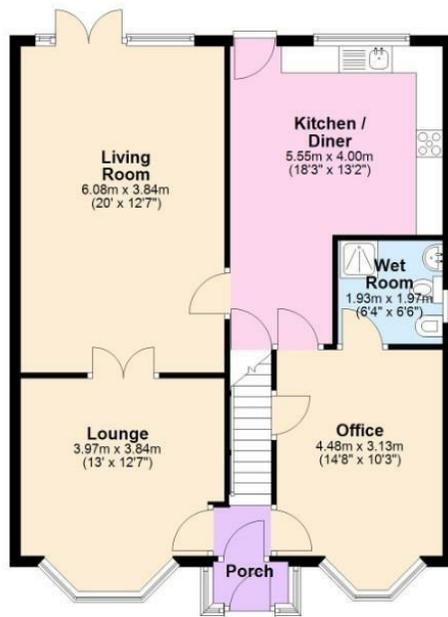
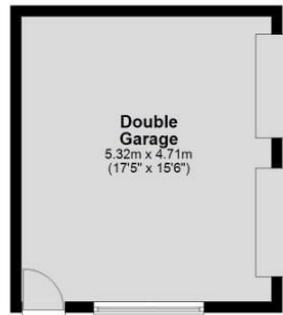
To the front, the property is tastefully finished with paving, providing off-road parking for multiple vehicles.

This property enjoys a convenient location in a well-connected and peaceful residential area. Penn Hospital is under half a mile away. There are a number of schools and childcare options within a short drive. Public transport links are strong, with regular bus services running locally and easy access to tram stops. For leisure and green space, the surrounding area offers access to parks, walking routes, and fitness centres. A variety of restaurants and cafés can be found just a few minutes away on Penn Road and surrounding areas.

The area is known for being quiet and safe, making it ideal for families or those looking for a calm yet convenient place to call home.



**Ground Floor**  
Approx. 102.3 sq. metres (1101.5 sq. feet)



Total area: approx. 154.3 sq. metres (1660.7 sq. feet)

**First Floor**  
Approx. 52.0 sq. metres (559.2 sq. feet)



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 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		

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