

69 Harrow Road

West Bridgford | NG2 7DW | £450,000

ROYSTON & LUND

- Three Bedroom Detached Family Home
- Two Reception Rooms
- Close By To Numerous Amenities
- In The Catchment Area For Well Regarded Schools
- EPC Rating - D
- Ample Off Street Parking
- Integrated Kitchen Appliances
- Excellent Transport Links
- Opportunity To Put Your Own Stamp On Things
- Freehold - Council Tax Band - D

















Royston and Lund are delighted to bring to the market this three-bedroom detached property located on the desirable Harrow Road in West Bridgford. Situated just a short drive from the numerous amenities that West Bridgford has to offer, including local shops, pubs and restaurants, scenic park walks, and major sporting venues, this home also benefits from excellent transport links into the city centre and falls within the catchment area for well-regarded schools. This property would be a great fit for a growing family.

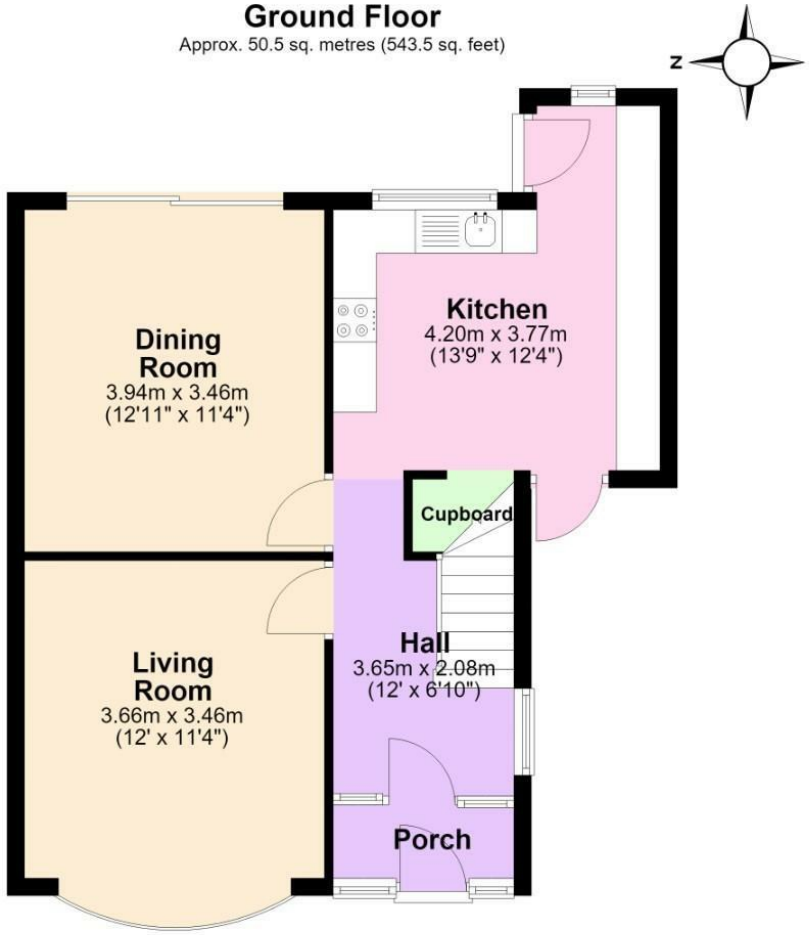
The ground floor accommodation comprises an initial porch and entrance hall, which leads into the two main reception rooms, kitchen, and stairs to the first floor. The living room is generously proportioned and benefits from a front-aspect bay window, flooding the room with natural light, complemented by a feature fireplace for those winter months. The dining room is an ample space and provides access to the rear garden through French doors. The kitchen showcases high-quality base and wall units, housing integrated appliances including an oven, hob and extractor, whilst also providing further access to the rear garden via a side door, along with a useful pantry area.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom and bedroom two are both doubles, while the third is a spacious single positioned over the stairs. All bedrooms are served by a modern three-piece bathroom suite consisting of a bath with a shower overhead, wash basin and WC.

To the front of the property, there is off-street parking via a single driveway and a single garage. To the rear, there is a well-maintained garden featuring a patio, decking, and lawn, enclosed by flower beds and fenced boundaries.

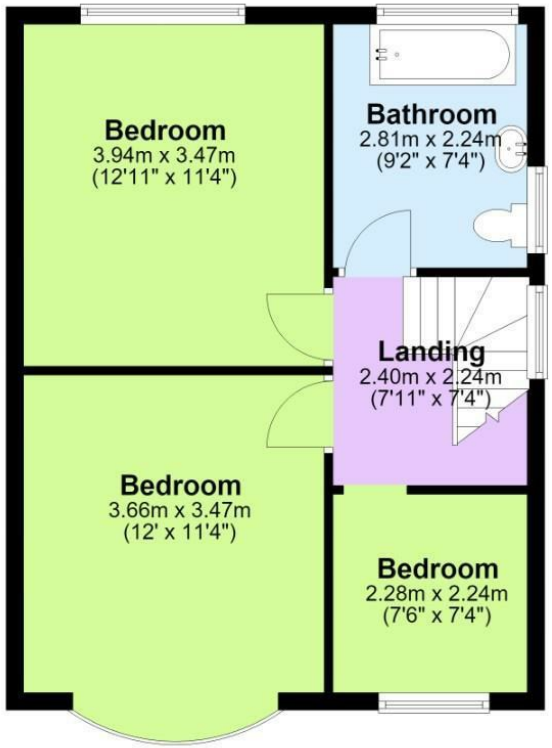
Ground Floor

Approx. 50.5 sq. metres (543.5 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



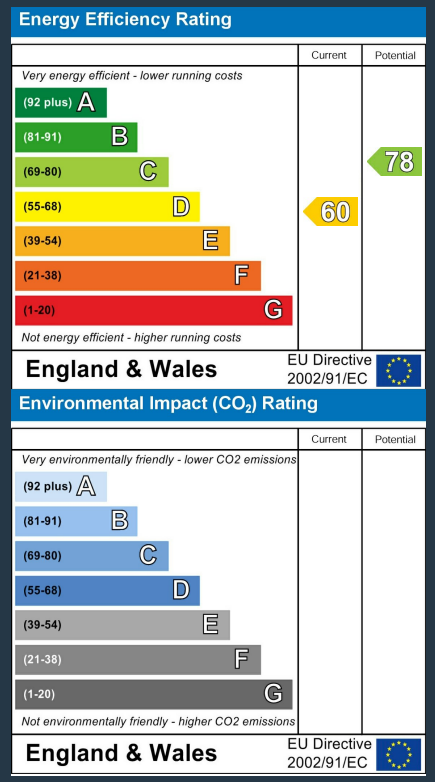
Total area: approx. 95.5 sq. metres (1027.6 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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