



 Stuart
Rushton
& COMPANY
FOR SALE
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3 The Paddock Eaglesfield

Hartford

A contemporary designed detached house, built in 2019, occupying a pleasant position at the end of a private road and standing within a good sized corner garden plot on the edge of the village.

Council Tax band: G

Tenure: Freehold

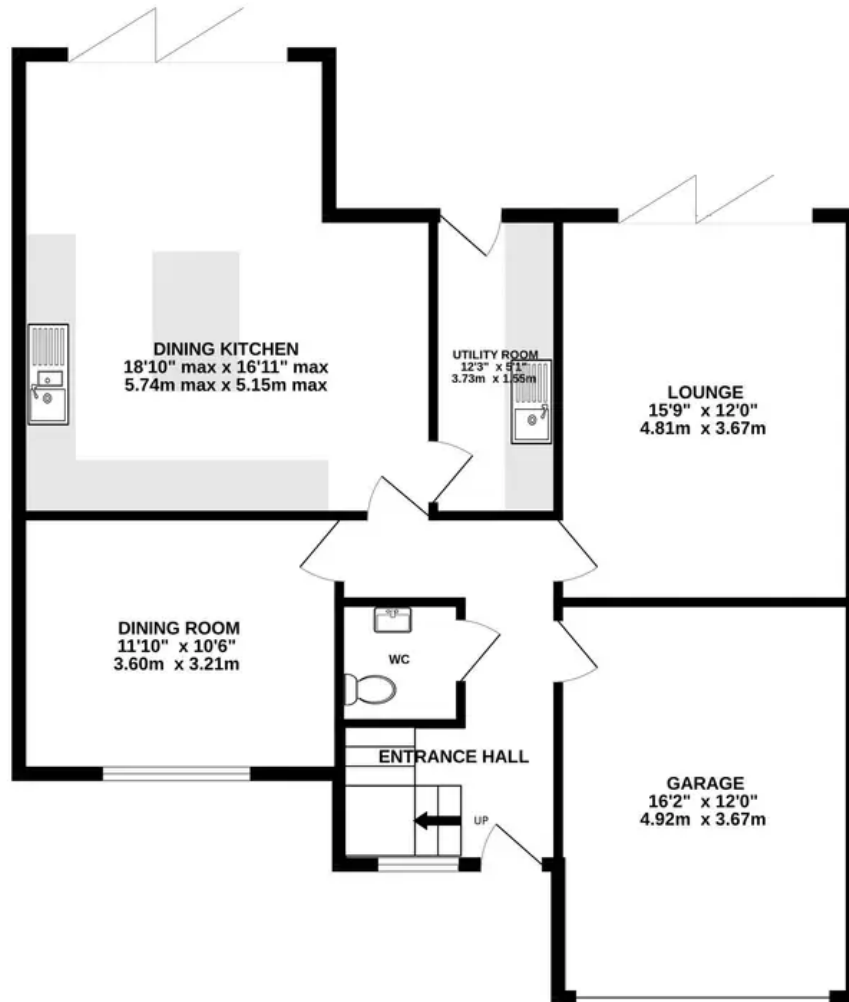
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

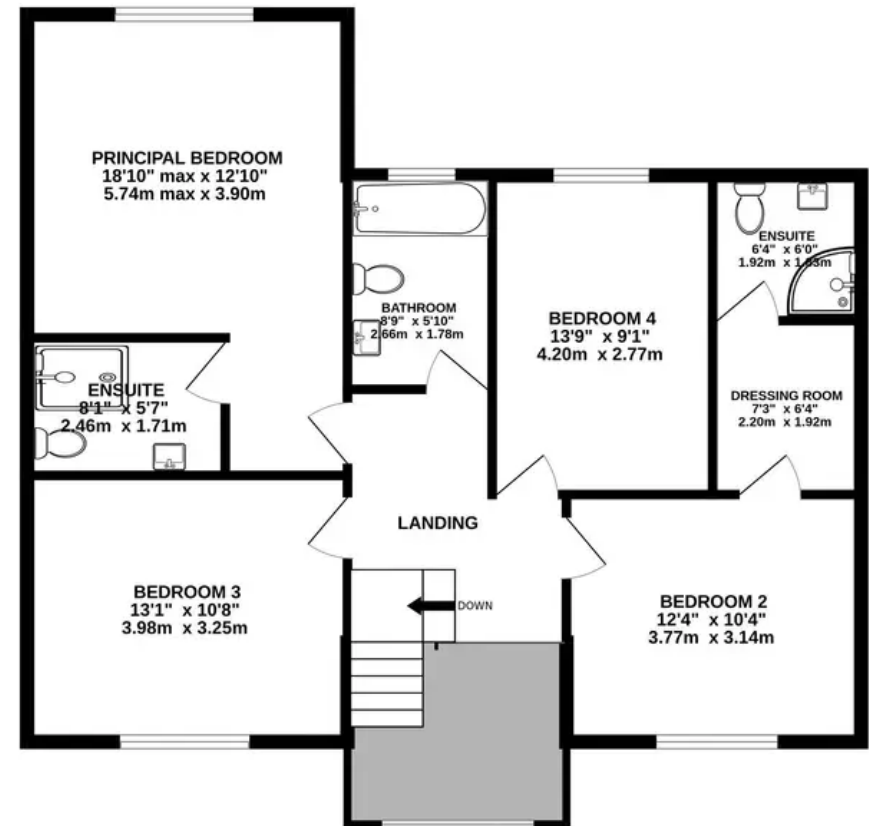
- Contemporary detached house built in 2019 with potential to extend (subject to planning permission)
- Stylish interior with open-plan living kitchen
- Kitchen and lounge with bi-folds doors to rear garden
- Superb principal bedroom with full height feature window and air-conditioning
- Sanitaryware by Villory & Boch
- Guest bedroom with dressing room and en-suite
- Large garden
- Excellent position on the edge of the village centre
- Tucked away at the end of a private road
- NO ONWARD CHAIN



GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.8 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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