



## 257 Wigmore Road

Wigmore, ME8 0LZ

Guide Price £625,000 to £650,000



GUIDE PRICE £625,000 to £650,000. An extended detached house boasting generous sized rooms and flexible accommodation, including four large bedrooms. Downstairs offers a well proportioned and welcoming hallway, a modern cloakroom, a sitting room/office, dining room, huge lounge/family area and L shaped kitchen. Upstairs comprises of a stylish 4 piece bathroom with shower cubicle, a master bedroom with a modern en-suite, and three further double bedrooms. The low maintenance rear garden is considered both ample in size and benefits from lovely open green views. Garage and driveway for multiple cars. Location is perfect for access to Hempstead Valley shopping centre, motorway links and numerous primary and secondary schools. A light and airy house which must be viewed!



### Porch

9'1 x 5'9 (2.77m x 1.75m)

### Entrance Hall

### Cloakroom

### Sitting Room/Office

12'1 x 8'3 (3.68m x 2.51m)

### Lounge

17'9 x 11'4 (5.41m x 3.45m)

### Family Room

13'5 x 13' (4.09m x 3.96m)

### Kitchen

13'6 x 12'0 and 23'8 x 4'9 (4.11m x 3.66m and 7.21m x 1.45m)

### Dining Room

11'7 x 11'4 (3.53m x 3.45m)

### Landing

### Bedroom 1

12'1 minimum x 11'4 (3.68m minimum x 3.45m)

### En-Suite Shower Room

6'6 x 5'8 (1.98m x 1.73m)

### Bedroom 2

14'9 x 11'4 (4.50m x 3.45m)

### Bedroom 3

11'7 x 9'4 (3.53m x 2.84m)

### Bedroom 4

11'3 x 8'3 (3.43m x 2.51m)

### Bathroom

7'0 x 5'5 (2.13m x 1.65m)

### Rear Garden

### Driveway

### Garage

17'2 x 12'6 (5.23m x 3.81m)

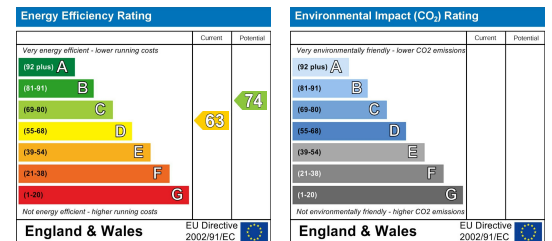
## Area Map



## Floor Plans



## Energy Efficiency Graph



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