



## 257 Wigmore Road

Wigmore, ME8 0LZ

**Guide price £600,000**



Guide Price £600,000 to £625,000

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 ensuite, 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)

**Important Notice -**  
Pollard Estates, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Pollard Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Area Map



Floor Plans



Energy Efficiency Graph

