POLLARD



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)

Kitcher

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.
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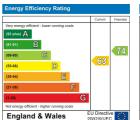
Area Map

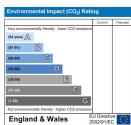


Floor Plans



Energy Efficiency Graph





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