



278 Wigmore Road

Wigmore, ME8 0LY

£650,000



A vastly extended detached house boasting attractive kerb appeal and extensive accommodation.

Downstairs, this well presented family home comprises of a cloakroom, study/breakfast area, modern 'L' shaped kitchen leading to a utility area and stylish shower room. The dining room is a lovely size and also ideal for entertaining, offering direct access to the 20' lounge and conservatory. Upstairs boasts five bedrooms, four considered good size doubles with the master benefitting from an en-suite and a modern bathroom. The southerly aspect rear garden is ideal for sun worshipers and the frontage provides parking for numerous cars. This lovely property is perfectly located for Hempstead Valley Shopping Centre, bus routes and local schools, while Bredhurst is a short walk away offering pleasant country walks.



Hallway

Cloakroom

Study/Breakfast Area

17'4 max x 8'10 (5.28m max x 2.69m)

Kitchen - L Shaped

17'5 max x 16 max (5.31m max x 4.88m max)

Dining Room

19'9 x 11'4 (6.02m x 3.45m)

Utility Room

9'3 x 6'3 (2.82m x 1.91m)

Shower Room

6'3 x 6'1 (1.91m x 1.85m)

Lounge

20'5 x 13'5 (6.22m x 4.09m)

Conservatory

14'2 x 10'6 (4.32m x 3.20m)

Stairs Up From Study/Breakfast Area

Landing

Bathroom

7'6 x 5'3 (2.29m x 1.60m)

Master Bedroom

14'3 x 10'0 (4.34m x 3.05m)

En-Suite

5'4 x 5'1 (1.63m x 1.55m)

Bedroom 2

13'6 x 9'7 (4.11m x 2.92m)

Bedroom 3

13'6 x 9'7 (4.11m x 2.92m)

Bedroom 4

11'5 x 8'3 (3.48m x 2.51m)

Bedroom 5

10'8 max 8'4 (3.25m max 2.54m)

Driveway For Numerous Cars

Garden - South Westerly Aspect

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.

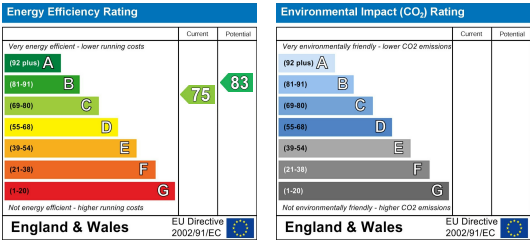
Area Map



Floor Plans



Energy Efficiency Graph



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.