



Pollards Way, Lower Stondon, SG16 6NF
£635,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****HANDSOME DOUBLE FRONTED
DETACHED FAMILY HOME, WITHIN THIS
SOUGHT AFTER DEVELOPMENT AND
WITH A DETACHED DOUBLE GARAGE
AND GATED DRIVEWAY FOR THREE/
FOUR CARS*****

Coming to the market for the first time in 19 years, this attractive and double fronted detached executive style residence is being offered for sale on a CHAIN FREE basis and with the benefits of a large dual aspect bay fronted living room and separate bay fronted dining/ family room, an extremely spacious open plan kitchen/ breakfast room and separate utility room, with a large entrance hall and cloakroom completing the ground floor accommodation. On the first floor, there are four double bedrooms, with the principle bedroom offering a dressing area and an en suite shower room, whilst there is also an additional en suite shower room to bedroom two and a separate family bathroom. Outside, there is an enclosed garden to the rear and access to the block paved driveway providing gated off road parking and leading to the detached double garage (with remote up and over door).

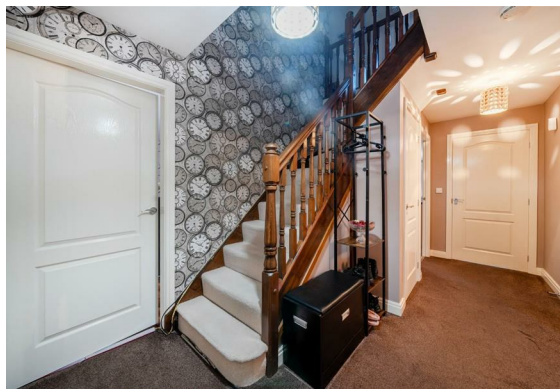
Viewing is essential to fully appreciate the space and layout on offer and the convenience of the location for this wonderful family home!!

Entrance Via

Entrance Hall
15'9 x 8'7 max (4.80m x 2.62m max)

Cloakroom
5'4 x 4'3 (1.63m x 1.30m)

Living Room
23'6 max into bay window x 11'3 (7.16m max into bay window x 3.43m)





Kitchen/ Breakfast Room
22'7 x 15'1 max (6.88m x 4.60m max)

Utility Room
6'6 x 5'4 (1.98m x 1.63m)

Dining Room
13'5 max into bay window x 10'7 (4.09m max into bay window x 3.23m)

First Floor Landing

Bedroom One
15'2 x 12'5 (4.62m x 3.78m)

En Suite Shower Room
7'5 x 5'6 (2.26m x 1.68m)

Bedroom Two
10'11 x 9'6 (3.33m x 2.90m)

En Suite Shower Room
7'1 x 6'0 max (2.16m x 1.83m max)

Bedroom Three
11'8 x 10'9 (3.56m x 3.28m)

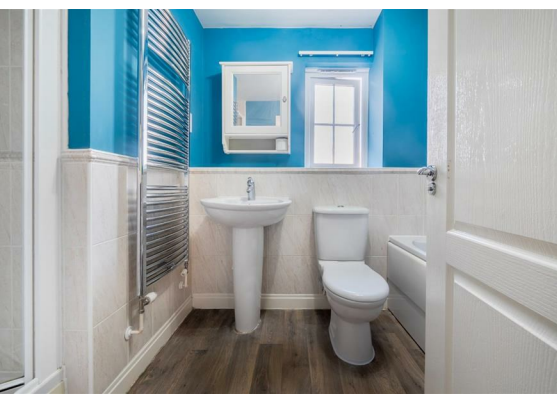
Bedroom Four
9'9 x 9'8 (2.97m x 2.95m)

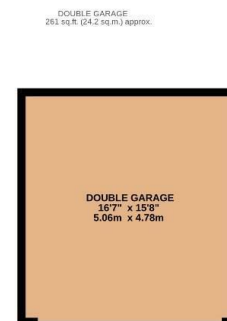
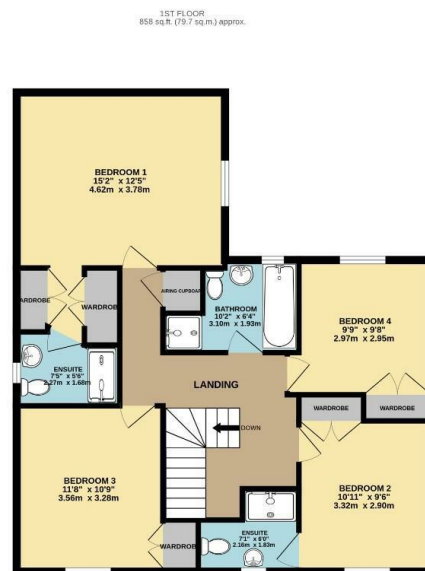
Family Bathroom
10'2 max x 6'4 (3.10m max x 1.93m)

Rear Garden

Front Of Property

Double Garage
16'7 x 15'8 (5.05m x 4.78m)

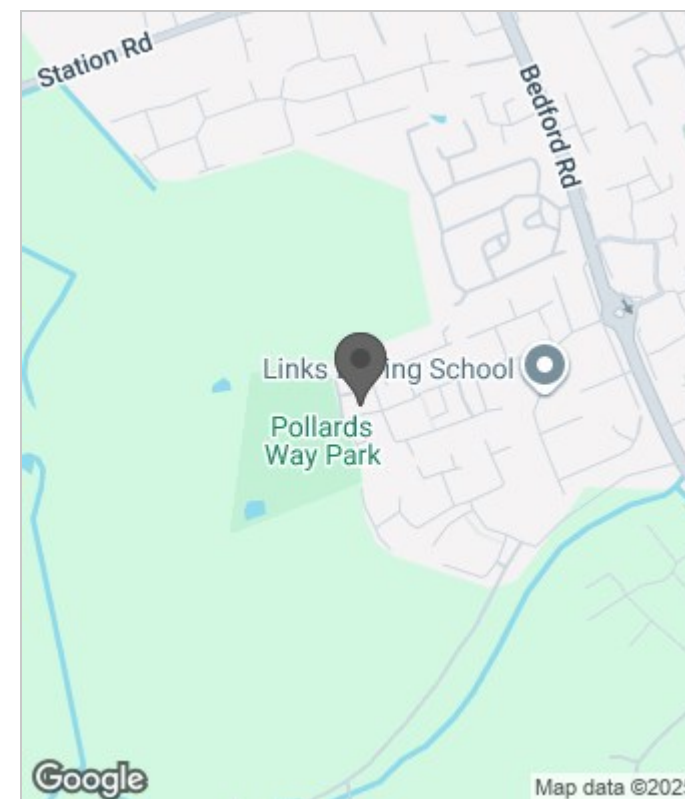




TOTAL FLOOR AREA : 1991 sq.ft. (184.9 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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