



101 Sandcliffe Road

| DE11 7PJ | Guide Price £300,000

ROYSTON
& LUND

- Guide Price £300,000 to £310,000
- Finished To A High Standard Throughout
- Contemporary Family Bathroom and A Downstairs WC
- Good Sized West Facing Garden
- Council Tax Band C
- Three Bedroom Semi Detached Home
- Kitchen/Diner With Integrated Appliances
- Views of Countryside
- Off-Road Parking For Multiple Vehicles
- Freehold, EPC Rating D





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Royston & Lund are delighted to bring to the market a stunning three bedroom semi-detached home, with stunning countryside views. Modernised to the highest of standards.

Upon entry, the hallway has stairs to the first floor and a downstairs WC. The lounge is situated to the front of the property with a large bay window giving views over the countryside beyond. The kitchen/diner has been extended and fitted with a wide range of high quality fitted cabinets and appliances including a four ring hob and a double oven. There is also a central island/breakfast bar. Triple patio doors open into the west facing garden from the dining area. The kitchen has triple aspect windows allowing plenty of light and views to the garden.

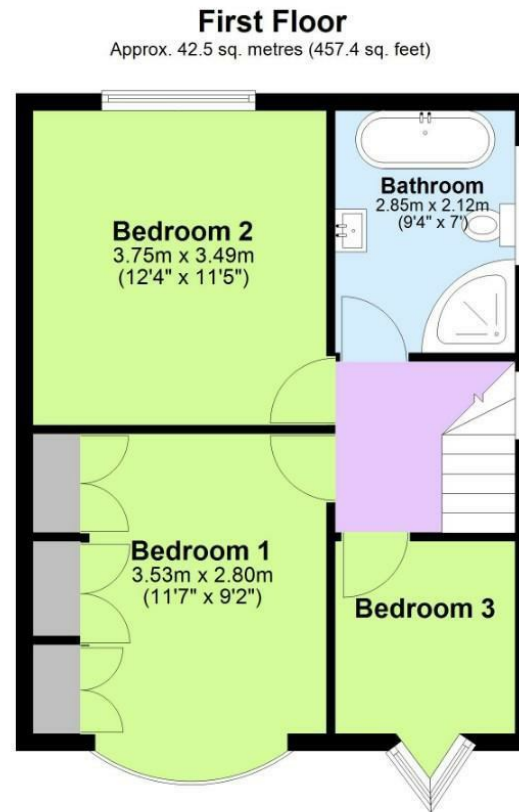
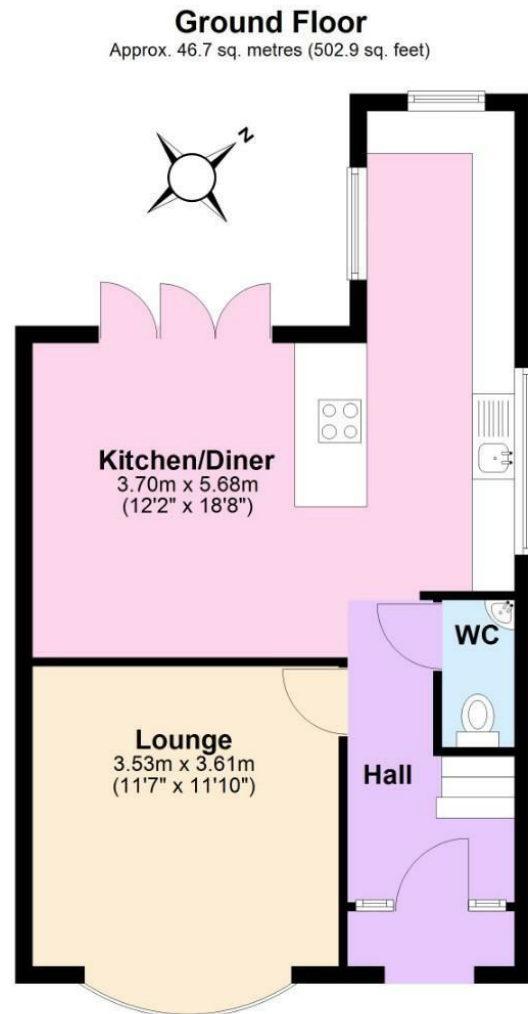
The first floor features three bedrooms, the main bedroom has a lovely bay window to the front giving views to the front over the countryside and sunrise, and has fully fitted wardrobes. There is a further double bedroom to the rear and a further single bedroom to the front. A modern contemporary four piece family bathroom completes the upstairs.

The west facing garden is of a good size and is mainly laid to lawn with well stocked borders and a patio area ideal for enjoying the evening sun and sunset.

The driveway provides off-road parking for multiple vehicles, along with gated access to the rear west facing garden.

Finished to a high standard throughout, this property is ready to move straight into.





Total area: approx. 89.2 sq. metres (960.3 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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& LUND**