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&L

39 Park Road

Newhall | DE11 0TU | Guide Price £380,000

ROYSTON
& LUND

- Guide Price £380,000 - £385,000
- Fully Integrated Kitchen
- Landscape Garden with Converted Garage to Bar & Storage
- Views Over Countryside To the Front
- EPC Rating - B
- Four Double Bedrooms
- Downstairs WC
- Driveway for Several Vehicles
- En-suite To Main Bedroom & Built in Wardrobe
- Freehold / Council Tax Band - D





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** No Upward Chain **

Entering into the hallway that benefits from under stairs storage there is access into the lounge and the kitchen diner. The lounge benefits from a feature log burner and has double door that open up into the rear garden. The kitchen diner features a range of integrated appliances and from the dining area there is access to a downstairs WC.

To the first floor there are four well proportioned double bedrooms and a four piece bathroom consisting of a bath, shower, WC and wash basin. The main bedroom benefits from built in wardrobe and there is an en-suite shower room.

Toward the front of the property there is a driveway large enough for several vehicles that leads to a converted garage that is now a storage area to the front. Towards the rear of the property there is an enclosed garden that has been landscaped with a patio area, lawn, mature shrubs and has access to a garden bar that has been converted from the garage.



Ground Floor
Approx. 83.4 sq. metres (897.6 sq. feet)



First Floor
Approx. 62.7 sq. metres (674.6 sq. feet)



Total area: approx. 146.1 sq. metres (1572.1 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(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

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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