

# chris hamriding

lettings & estate agents



## 3 Station Road, Scholar Green, ST7 3HL

**£637,000**

Watch the video tour! OPEN HOUSE FRIDAY 9TH MAY @ 16:30 - NO APPOINTMENT NECESSARY, JUST TURN UP!

\*\*\*\*NO ONWARD CHAIN\*\*\*\*

Welcome to 3 Station Road, a home where space, style, and luxury come together effortlessly. Designed for modern living, this stunning 2,000 approx. sq ft (GIA) residence offers an impeccable blend of contemporary elegance and everyday comfort. From the moment you step inside, you'll be captivated by the huge rooms, high-quality finishes, natural light, and thoughtful design.

At its heart, the open-plan living, dining, and kitchen area is both breathtaking and practical. The luxury kitchen is truly beautiful, while huge sliding doors open onto an immaculate porcelain-style rear terrace, making indoor-outdoor living seamless. Whether hosting or unwinding, this space adapts beautifully. A second reception room adds flexibility, while a separate utility room and ample storage keep everything clutter free and effortlessly organized.

The four spacious bedrooms, each with an en-suite, offer privacy and comfort. With only two bedrooms upstairs, the home works as a substantial bungalow or a generous family home, with versatile ground-floor rooms

## Accommodation

Entrance Hall 8'9" x 6'1" (2.67 x 1.87)

Hallway 38'11" x 9'3" (11.87 x 2.83)

### Open-Plan Living/Dining Kitchen

Kitchen Area 16'3" x 13'3" (4.97 x 4.04)

Living/Dining Area 35'7" x 17'9" (10.86 x 5.43)

Family Room/Snug 15'1" x 12'2" (4.60 x 3.72)

Utility/Laundry 7'5" x 6'7" (2.28 x 2.01)

Porch/Vestibule 5'0" x 4'6" (1.54 x 1.39)

Bedroom Two 13'1" x 12'6" (4.01 x 3.82)

En-suite 7'9" x 6'4" (2.38 x 1.95)

Bedroom Three 12'8" x 11'6" (3.88 x 3.51)

En-suite 10'8" x 3'9" (3.27 x 1.15)

First Floor Landing 16'0" x 5'6" (4.89 x 1.68)

Bedroom One 16'9" x 12'2" (5.12 x 3.71)

En-suite 10'3" x 5'4" (3.14 x 1.64)

Bedroom Four 10'11" x 10'10" (3.34 x 3.32)

En-suite 8'5" x 2'6" (2.57 x 0.78)

Garage 27'3" x 13'1" (8.33 x 4.01)



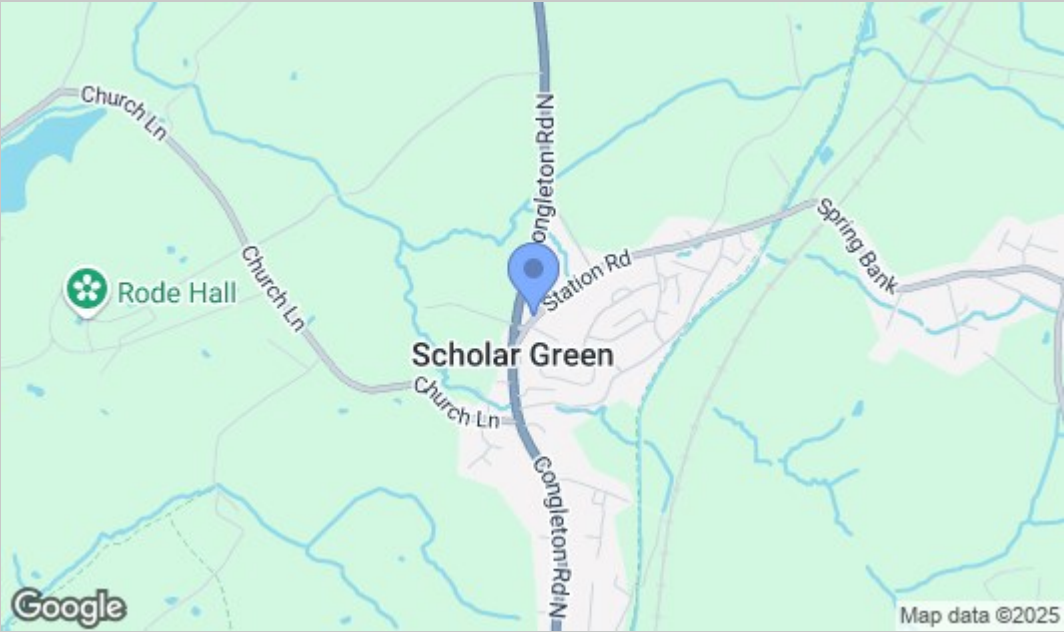
Floor Plan



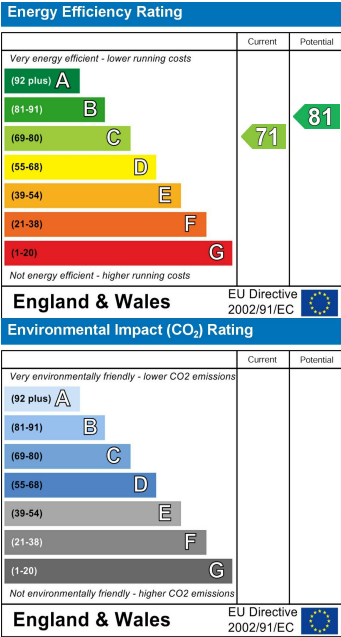
TOTAL: 180 m2  
FLOOR 1: 139 m2, FLOOR 2: 41 m2  
EXCLUDED AREAS: GARAGE: 33 m2

FLOOR PLAN CREATED BY CURICASA APP; MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map



Energy Efficiency Graph



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