

**FOR SALE**

46, Smock Lane, Garswood, WN4 0SN

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996





## 46, Smock Lane, Garswood, WN4 0SN

*Substantial family home totalling 1518 SQFT, stunning views & no chain delay.*



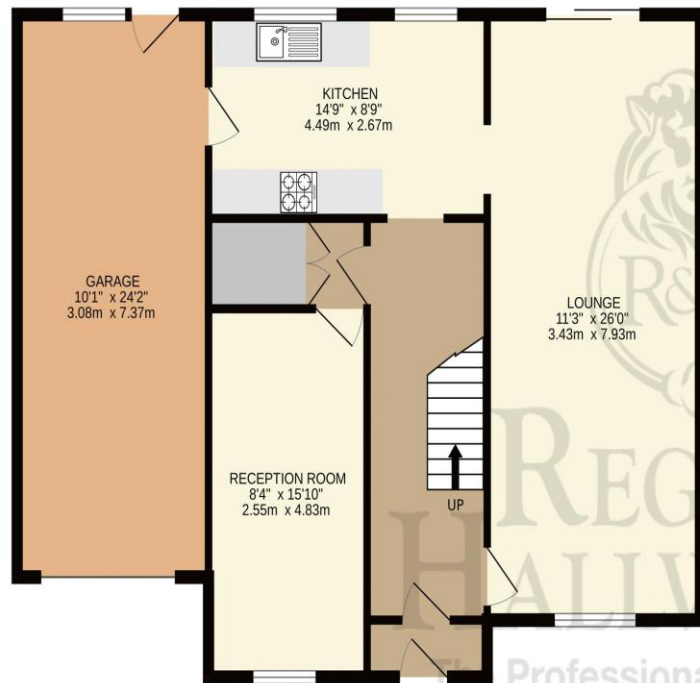
- Substantial detached family home
- Impressive amount of floorspace
- Highly prized semi-rural setting
- No chain delay
- 4 bedrooms / 2 reception rooms
- Beautiful open aspect view to front
- Lovely overall plot
- 1518 SQFT

Enviably located on the highly coveted Smock Lane, a pretty semi-rural country road in Garswood & offered to the market with the added benefit of no chain delay - this substantial detached family home is brimming with eye-catching kerb appeal and simply must be viewed to be fully appreciated. Internally, the property is set across two floors & totals a sizeable 1518 square feet of flexible living space that has recently benefitted from general updating including newly laid carpets & redecoration. In brief this spacious home comprises; a main entrance hallway, generous 26ft main lounge through diner, a fitted kitchen, second reception room / home office / possible 5th bedroom, behind which is a cloak room which could house a downstairs wc/bathroom or ensuite to this room. Upstairs there are 4 bedrooms & a modern principal shower room. Externally the plot, setting & aspect here are key features of the home. The views to the front across open fields are beautiful & the home rests on a very generous plot with a rear garden large enough to accommodate extensions, should clients wish. The garden is well stocked with plants & flowers, plus there is a large Indian Stone Patio area for sitting out. To the front is a generous driveway for off road parking & access to a larger than average attached garage. Locally, the home rests a short walk to Garswood's train station, plus is within easy reach of the area's numerous shops, amenities, plus pretty walks & trails. Viewings are essential. No chain delay.

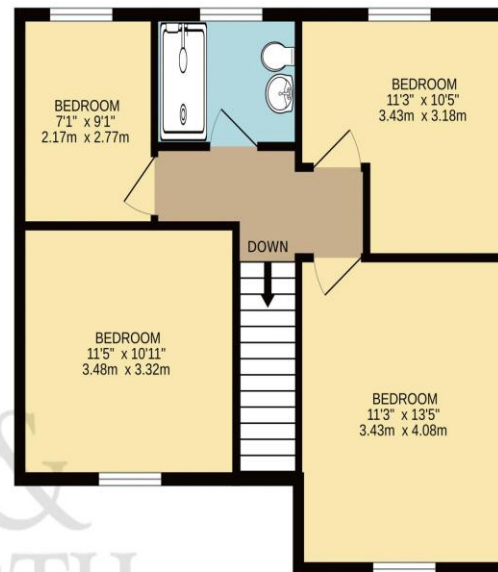




GROUND FLOOR  
956 sq.ft. (88.9 sq.m.) approx.

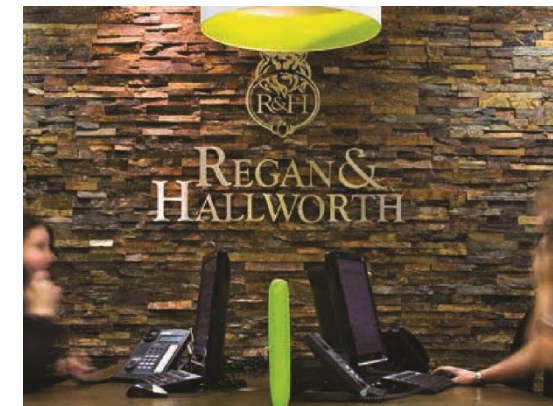


1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.1 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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