



## 154 WHITECROSS ROAD

HEREFORD HR4 0DH

£725,000  
FREEHOLD

An individually designed detached property which is conveniently located in a secluded position within easy reach of the city, 4 bedrooms (1 ensuite), detached double garage with storeroom over and exceptional gardens and grounds extending to 0.75 of an acre.





# 154 WHITECROSS ROAD

- Individual detached house • Convenient yet secluded location • 4 Bedrooms, 1 en-suite • Original features, attractively modernised • Double garage with store room • Very large gardens - about 0.75 acres



## Canopy Porch

With door to the

## Entrance Hall

With an original tiled floor.

## Reception Hall

With original Muhuhu parquet flooring, radiator, under stairs storage cupboard and a staircase leading to the first floor.

## Downstairs Cloakroom

With WC, wash hand basin, radiator and a window.

## Lounge

With an open fireplace with the original tiled surround, original Muhuhu parquet flooring, 2 radiators, a bay window to the front, a window to the side and double doors out to the rear garden.

## Dining Room

With an open fireplace and original tiled surround, original Muhuhu parquet flooring, glazed display cupboard and shelving, radiator and a bay window to the front.

## Kitchen

Fitted with a range of contemporary style base and wall mounted units with worksurfaces with splash backs, 2 sink units, a breakfast bar, a corner cupboard, 2 radiators, smoke alarm, electric cooker point with hob and extractor, built-in freezer, down lighting, 3 windows and a door to the side porch.

## First Floor Landing

With a large window to the rear, radiator, access hatch with ladder to the large roof space offering the potential for conversion (subject to the necessary planning consent).

## Bedroom 1

With a radiator, window to the front and door to the

## Ensuite Shower Room

With a double width shower cubicle with mains overhead and hand held fittings, twin wash hand basins with cupboards under, WC with a concealed cistern and storage cupboards, 2 wall mounted mirrors, ladder style radiator, shaver point, down lighters, extractor fan, wall mounted electric heater and a window to the rear.

## Bedroom 2

With radiator and window to the front.

## Bedroom 3

With radiator and windows to the side and rear.

## Bedroom 4

With radiator and window to the front.

## Bathrom

With bath with mixer tap and mains shower. shower boarding and glass screen, wash hand basin with cupboards under, WC with concealed cistern, storage cupboard, ladder style radiator (dual control), shaver point, down lighters, extractor fan and window.

### Outside

The property is approached through brick pillars leading to a long tarmac drive with stone retaining walls to either side with well stocked borders. There is a large lawned area to the front with a boundary wall and laurel hedging. The drive continues to the front of the property with a gravelled turning area and then to the side there is a large brick paved parking area.

### Double Garage

With twin electric roller shutter doors, light, power and a window. There is external access via a staircase to a large storage space, which has 3 Velux windows and a window to the side, light and power and could be converted (subject to the necessary consent) into a home office, studio, etc.

### Rear Garden

With a large flagstone patio with raised rose bed and stone retaining wall, trellising and climbing shrubs, there are extensive lawns and 4 vegetable plots with box hedging, a raised ornamental pond, an orchard area with apple, pear and damson trees. To the rear boundary there is also an area if rewilding and mature conifer trees beyond which are the former school playing fields. There is a corrugated store, 3 garden sheds, a greenhouse and a small brick outbuilding. The whole extends to approximately 3/4 of an acre

### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Outgoings

Council tax band 'E' - £2,969 for 2025/2026

Water (metered) and drainage rates are payable.

### Directions

from Hereford proceed on the A438 towards Brecon (Whitecross Road) and the entrance to the drive is located on the right hand side

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

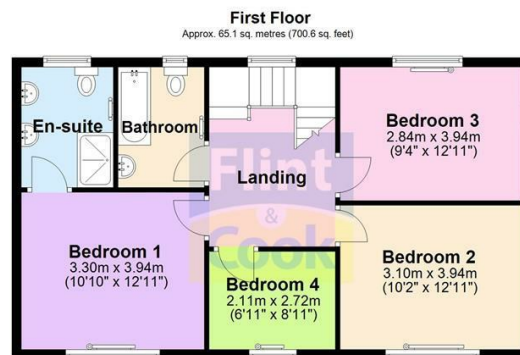
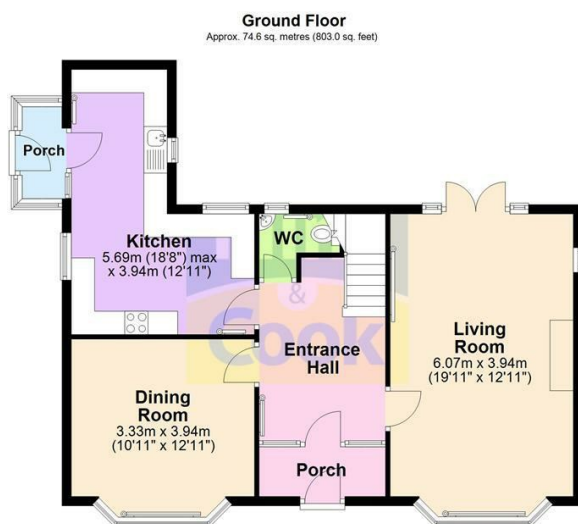
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

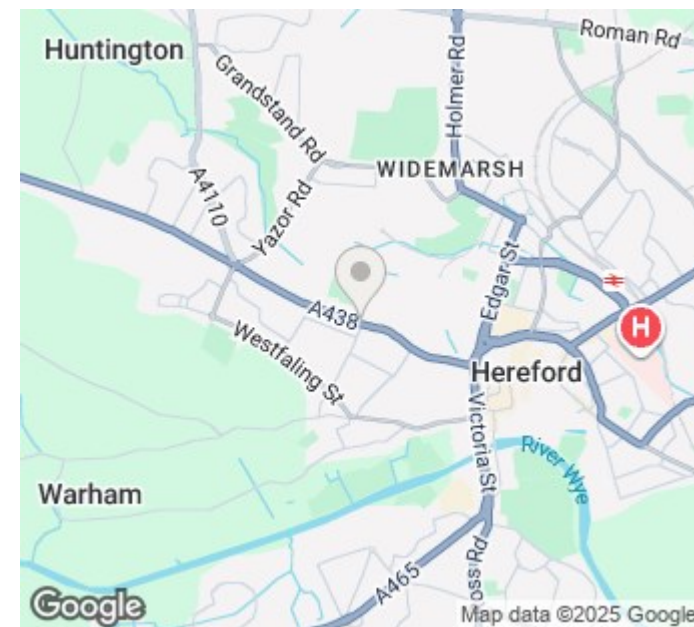
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Total area: approx. 139.7 sq. metres (1503.6 sq. feet)

**EPC Rating: D**    **Council Tax Band: E**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

