



ELMHURST

WITHINGTON, HEREFORD HR1 3RY

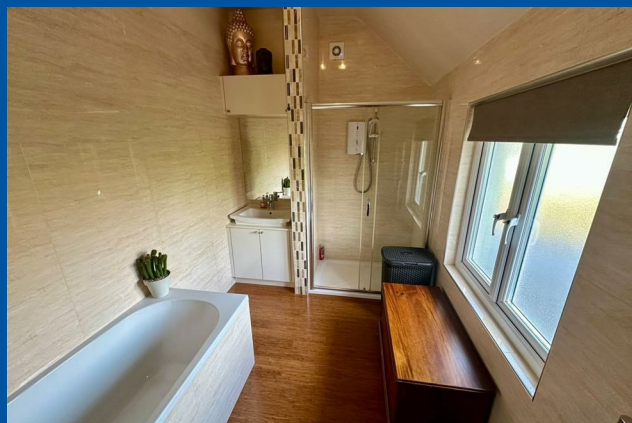
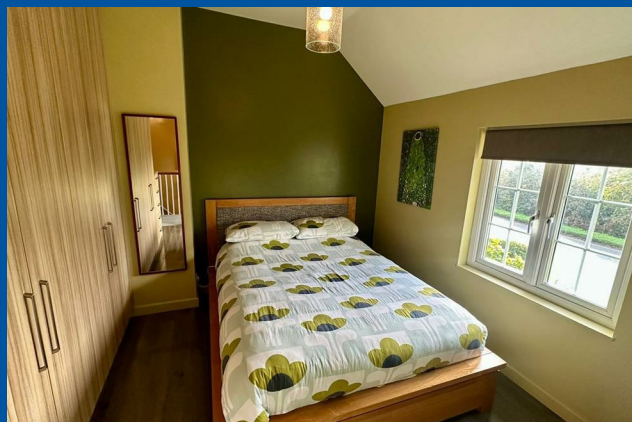
£460,000
FREEHOLD

Pleasantly situated in this popular rural location, an impressive 3 bedroom older style detached house offering ideal family/retirement accommodation. The property which is in excellent decorative order throughout, has the added benefit of gas central heating, double glazing, 3 reception rooms, good sized gardens. ample parking, a bespoke detached garden room. We strongly recommend an inspection of this stunning property.



ELMHURST

- Popular rural location
- Impressive 3 bedroom detached country house
- 3 reception rooms, breakfast/kitchen & shower/cloakroom
- Good sized gardens & ample parking
- Bespoke detached timber garden room
- Must be viewed



Canopy Porch

With a partially double glazed entrance door through to the

Reception Hall

With bamboo flooring, upright radiator, stairs to the first floor, under stairs storage area with internal leaded glass window and a door to the

Lounge

With bamboo flooring, double glazed window to the front aspect, upright radiator, arched display recess, wall shelf and feature multi fuel stove with hearth below.

Dining Room

With bamboo flooring, upright radiator, double glazed window to the front aspect.

Rear Lobby

With tiled floor, door to the rear garden, a large built in store cupboard and a door to the

Study

With bamboo flooring, upright radiator, double glazed window to the rear and a built in desk unit with storage beneath and cupboards above.

Shower/Cloakroom

With suite comprising a corner shower cubicle with glazed sliding doors, low flush WC, vanity wash hand basin with storage below, towel rail/radiator, double glazed window, tiled floor and wall surround for easy maintenance, extractor fan.

Fitted Kitchen/Breakfast Room

Fitted with an extensive range of wall and base cupboards, ample work surfaces with splash backs, 1 ½ bowl sink unit with mixer tap, central work station/breakfast bar, tiled floor, upright radiator, Rangemaster cooker with extractor hood over, double glazed window overlooking the rear garden, space for an upright fridge/freezer, built in dishwasher, large pantry style cupboard and door to the

Utility Room

With a wall mounted gas central heating boiler, tiled floor, storage space and space and plumbing for a washing machine and tumble drier.

First Floor Landing

With fitted carpet, dado rail, radiator, double glazed window to the front aspect, doors to

Bedroom 1

With laminate flooring, double glazed window to the front, a range of fitted wardrobes with drawers to the side and an upright radiator.

Bedroom 2

With laminate flooring, radiator, double glazed window to the front aspect.

Bedroom 3

With laminate flooring, radiator, double glazed window to the rear.

Bathroom

Fitted with a suite comprising a large bath, vanity wash

hand basin with storage below, mirror and storage over, large double shower with glazed sliding door, tiled wall surround for easy maintenance, double glazed window with blind, access hatch to the loft space, ladder style towel rail/radiator.

Separate WC

With a low flush cistern, double glazed window.

Outside

To the immediate rear of the property there is a good sized concrete paved area, perfect for entertaining with a screened area which would be ideal for a hot tub. There is a further raised entertaining area in the far corner of the garden. The good sized rear garden is mainly laid to lawn, bordered by flowers and shrubs and is well enclosed by fencing, trees and hedging for privacy. There is a useful log store.

To the front is a good sized "in and out" driveway providing ample off road parking with access at the side to the

Garage

With up and over door, power and light points and door to the rear.

Detached Bespoke Garden Room

With access via double glazed bi-fold doors into an impressive room with feature flooring, recessed spotlighting, access hatch to loft space, further bi-fold doors to the side, wall mounted electric heater and

door to a

Corner Cloakroom

With low flush WC, wash hand basin, double glazed window and useful store cupboard.

Property Services

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

Outgoings

Council tax band 'E' - £2,950 for 2025/2026

Water and drainage rates are payable.

Directions

Proceed north east out of Hereford on the A4103 Worcester Road, after passing Radway Garden centre on your right continue past the turning to Withington on your left and Elmhurst is on the left after approximately 100 yards.

Viewing

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

Opening Hours

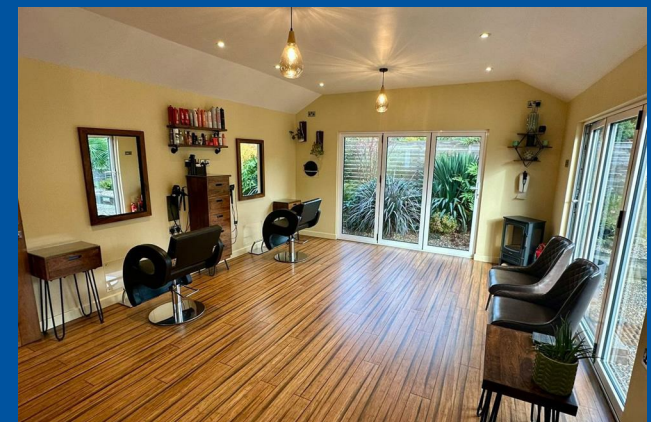
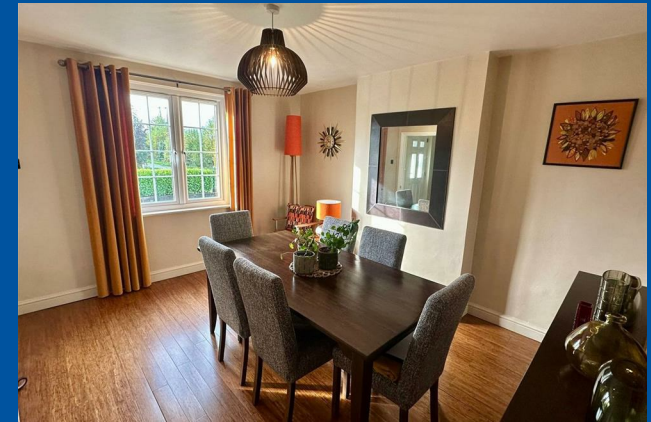
Monday - Friday 9.00 am - 5.30 pm

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.

ELMHURST





Total area: approx. 164.9 sq. metres (1775.1 sq. feet)
Elmhurst, Withington, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

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

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