



7 Meadowcroft Lane

Bamford, OL11 5HN

Situated on a highly sought after avenue between Bury Road and Bamford Way and enjoying a superb, mature and very private plot of very approximately one quarter of an acre, an exceptionally well presented and spacious detached property. Built in the 1950's and having been modernised in recent years, viewing is absolutely essential to fully appreciate this fabulous, individually designed and built dormer bungalow which provides flexible accommodation over 2 floors with bedroom and shower room facilities to the ground floor and further bedrooms and bathroom to the first floor. There is excellent potential to further extend the accommodation to the large loft area. Externally, there is ample parking to the drive and the large single garage. The expansive and beautifully landscaped gardens offer great privacy with south-westerly aspects, several patio areas and large greenhouse.

GROUND FLOOR

£729,000

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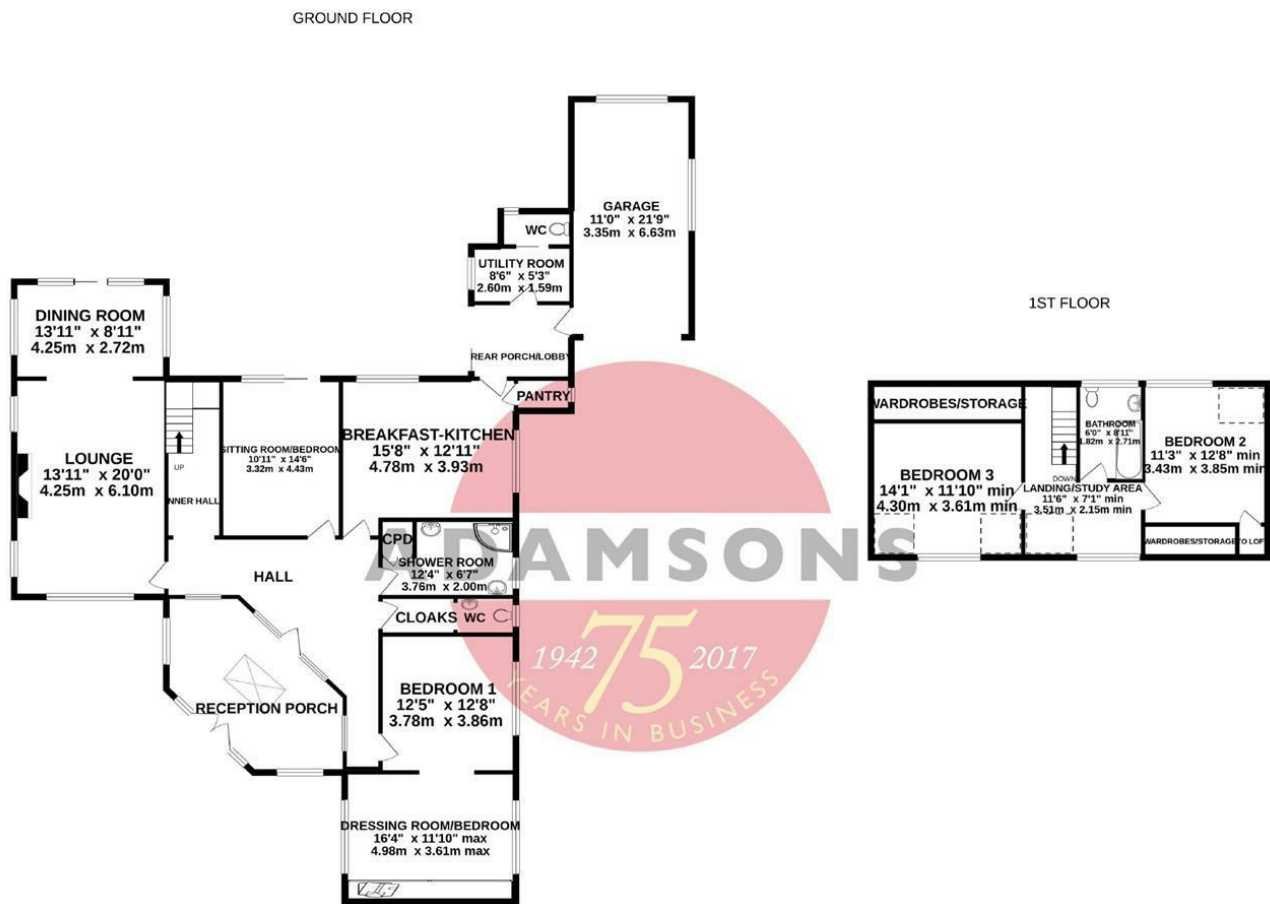
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- Stunning landscaped gardens
- One quarter of an acre
- Beautifully presented detached
- Potential 5 beds (currently 3)
- Ground floor bed & shower
- Highly sought after avenue



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	