



Hazelwick Road  
Three Bridges, RH10 1LZ

**£635,000**

Astons are delighted to offer this rare opportunity to purchase a much loved family home, which is coming to the market for the first time in 65 years, and offers scope for buyers looking to update and put their own stamp on a home. Ideally situated on Hazelwick Road in the desirable area of Three Bridges, this splendid Edwardian detached house offers a perfect blend of character features and spacious accommodation. With an impressive six bedrooms, this property is ideal for families seeking ample space to grow and thrive.

Upon entering, you are greeted by the reception hallway with doors leading to the two large reception rooms, offering great scope for entertaining and family evenings, and stairs leading to the first floor. The generous layout across three floors provides flexible accommodation making it an excellent prospect for those working from home and large families. There are three bathrooms, making the morning routines easier!

Outside the property benefits from a good sized rear garden which is laid out in an attractive cottage style. There is a detached garage to the side with a parking space to the front of this.

In summary, this Edwardian detached house on Hazelwick Road presents a rare opportunity to acquire a spacious family home in a vibrant community. With its generous living spaces, multiple bedrooms and bathrooms, and convenient parking, it is a property that truly deserves your attention.



### Reception Hallway

Double glazed front door, fitted entrance mat, radiator, coving, archway to:

### Lounge

Bay double glazed window to the front, radiator, coving, wall lights, feature fireplace,

### Dining Room

Double glazed French casement doors to the garden, radiator, double glazed window to the rear, two under stairs cupboards, coving.

### Kitchen/Breakfast Room

Range of base and eye level units with work surfaces over and tiled splashbacks, stainless steel one and a half bowl sink with a mixer tap and drainer, built in eye level stainless steel double oven, electric hob with extractor hood over, space for a dishwasher, two double glazed windows to the side, radiator, fireplace, gas fired boiler, door to:

### Rear Lobby

Obscured double glazed window, obscured double glazed door to the garden, wood panelled walls, door to:

### Downstairs Shower Room

Suite comprising a corner shower cubicle with a mixer shower unit, hand basin, wc, tiled walls, extractor fan, obscured double glazed window, heated towel rail.



### Landing

Doors to:

### Bedroom One

Double glazed window to the front, radiator, coving.

### Bedroom Two

Double glazed window, radiator, airing cupboard.

### Bedroom Three

Double glazed window to the rear, radiator, coving.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin, wc, part tiled walls, radiator, obscured double glazed window.

### Office Space

Double glazed window to the front, radiator, stairs to:

### Second Floor Landing

Radiator, doors to:

### Bedroom Four

Double glazed window to the rear, radiator.

### Bedroom Five

Double glazed window to the rear, radiator.

### Bedroom Six

Double glazed velux window, radiator, eaves cupboard, access to the loft space.

### Bathroom

Suite comprising a panel enclosed bath, pedestal hand basin, wc, part tiled walls, radiator, cupboard, obscured double glazed window.

### To The Front

Dwarf brick wall boundary with a path to the front door and small garden areas to either side. There is a shared gravelled driveway to the side which leads to the garage and parking for the property.

### Garage and Parking

With and up and over door, power and light, personal door to the garden. There is a parking space to the front of the garage for one car.



### Rear Garden

The garden is attractively landscaped in a cottage style and comprises paved patio seating areas adjacent to the house and extending to the

side, lawned area to one side, further stone chipped seating area to the rear with pergola, plant and shrub borders, fence enclosed with side access gate, personal door to the garage.



### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

### Anti Money Laundering

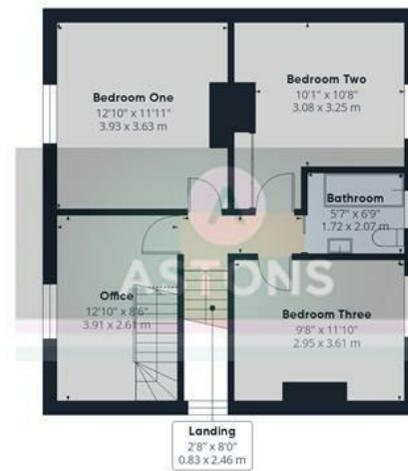
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1883 ft<sup>2</sup>

174.8 m<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>

1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	