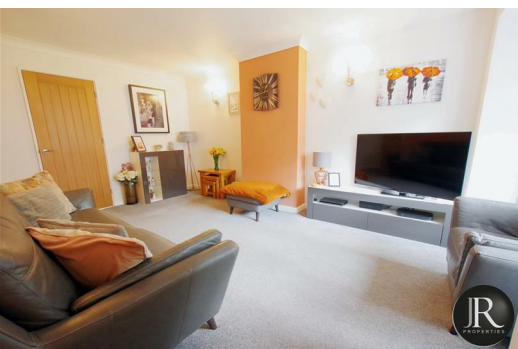


Your local property experts



50 St. Marys Road, Little Haywood, ST18 0NJ

Guide Price £325,000



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**** VIRTUAL TOUR AVAILABLE **** JR Properties are pleased to offer For Sale this much improved and immaculately presented three bedroom detached family home situated in the popular village of Little Haywood. We advise early viewing!

The accommodation comprises of; entrance hall leading in to the family lounge, from here there is a door to the converted garage which is currently being used as a games room but offers versatile use and there is a further door to the utility room and guest WC.

Additionally from the lounge there is a door to the stairs leading to the first floor accommodation and the beautifully refitted kitchen/diner. To the first floor there are three generous bedrooms and a spacious refitted family bathroom with separate shower cubicle.

Externally to the front the property offers a drive for several vehicles, lawn with display borders and gated side access to the rear. The delightful sunny rear garden has lawn, attractive borders, gravel patio area and a garden room currently be used as a home office.



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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		65	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(1-10)	A		
(11-20)	B		
(21-30)	C		
(31-40)	D		
(41-50)	E		
(51-60)	F		
(61-70)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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