



## 3A Bridle Path Road

, Elmhurst, LE9 7SA

Offers In The Region Of £650,000



A bespoke designed, family detached house, set in established gardens approaching 0.25 acres and located in one of Elmhurst's most idyllic and sought after locations. The property has been maintained to a high standard throughout and incorporates many unique features. Additional benefits of gas central heating, hardwood double glazing, 3 double bedrooms, cavity wall insulation, south easterly facing gardens, attractive lounge, breakfast kitchen, sun lounge, conservatory, spacious bathroom with separate shower, utility room double garage, deep fore garden with block paved driveway and parking for several cars etc.

Ideally located and accessible for commuting to all major road links such as the M69, M1, M6 and A5.

VIEWING ESSENTIAL





**Fully enclosed porch. 9'6" x 3'6" (2.91 x 1.08)**

Double glazed windows, front door, ceramic tiled floor and roof void access.

**Reception hall. 17'2" (max) x 6'0" (max) (5.25 (max) x 1.85 (max))**

Obscure double glazed door, adjacent double glazed windows, radiator and staircase via quarter landing and spindle balustrade.

**Spacious bathroom (rear). 15'7" (max) x 6'0". (4.75 (max) x 1.85.)**

Full suite in white, panel bath, wash hand basin, low flush wc and separate fitted shower cubicle with mixer shower, coving, radiator and extractor fan.

**Kitchen (rear). 12'5" x 12'3". (3.80 x 3.75.)**

1 1/2 bowled stainless steel sink, range of attractive base and wall units (11 base and 10 wall -4 with leaded lights), double glazed window, split level gas hob, electric (fan assisted) oven, extractor hood (ducted), ceramic tiling, wall mounted (fan assisted) gas fired condensing combination boiler ( Worcester Greenstar 32 CDi) and double glazed window.

**Attractive lounge (front). 23'5" x 12'2". (7.15 x 3.73.)**

Attractive fireplace with raised marble hearth, double glazed windows to front and side, radiators, coving, 2 wall lights separate study area with double glazed window and radiator..

**Utility room (rear). 10'3" x 9'1". (3.13 x 2.78.)**

Double glazed windows, double glazed door and radiator.

**Sun lounge/ dining room (side). 18'9" (max) x 9'4". (5.72 (max) x 2.85.)**

Twin double glazed doors. double glazed windows, radiator, ceramic tiled floor, 3 wall lights and ceiling light/fan.

**Conservatory (side). 12'2" (max) x 9'5" (max). (3.71 (max) x 2.88 (max).)**

Double glazed windows, double glazed door. ceiling /light/ fan, radiator and ceramic tiled floor.

**First floor landing. 19'7" x 3'6". (5.99 x 1.08.)**

Double glazed windows, radiator and storage to the eaves.

**Bedroom 1 (rear). 11'1" x 10'3". (3.38 x 3.14.)**

Double glazed windows, radiator, built in wardrobe, wash hand basin in vanity,

Ensuite WC (1.10 x 0.8) with low flush wc.

**Bedroom 2 (front). 13'1" x 9'4". (4.01 x 2.85.)**

Built in wardrobe, radiator and double glazed window,

**Bedroom 3 (side). 10'2" x 10'2". (3.11 x 3.10.)**

Double glazed window, radiator and fitted twin double wardrobes with full length mirrored doors.

**Outside.**

Established picturesque gardens to the front, rear and side.  
Deep front garden with block paved driveway, parking for several cars, lawn, and twin electric gates.  
Secluded rear garden with lawn.  
Side lawned garden with tiered patio.

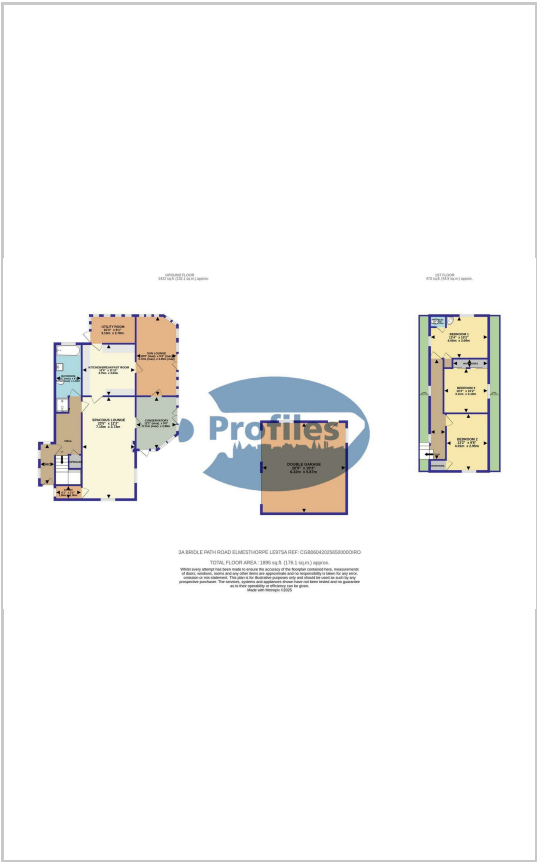
**Detached double garage. 20'8" x 19'3". (6.32 x 5.87.)**

Twin up and over doors, side door and windows, storage to the roof void, mains power and light points (stand alone consumer unit).

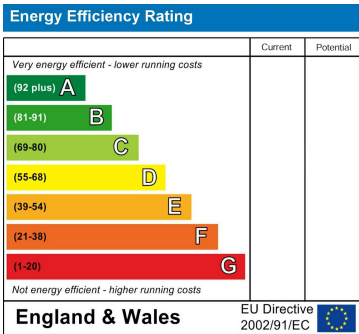
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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.