

Buy. Sell. Rent. Let.



Station Road, New Waltham



When it comes to
property it must be


lovelle



£355,000



Welcome to this substantial detached property located in the charming village of New Waltham.

Key Features

- Substantial Detached Family Home
- Open Plan Dining Kitchen & Sun Room
- Lounge
- Four/Five Bedrooms
- Two Bathrooms
- Driveway & Double Garage
- Southerly Rear Garden
- No Chain
- EPC rating D
- Tenure: Freehold





Welcome to this substantial detached property located in the charming village of New Waltham. Boasting good local shops, convenient bus routes, and a range of amenities, this property is also within the catchment area of highly-regarded local schools, including the renowned Toll Bar Academy.

The property is set back from the road along a private drive and occupies a generous plot. It features a gas central heating system and uPVC double glazing throughout, ensuring comfort and energy efficiency. The accommodation is exceptionally spacious, beginning with an entrance porch that offers ample space for coats and shoes, leading into an inner hall and a large living room. The living room is inviting, with a feature fire surround, and opens to a versatile room that can serve as a study, snug, or an additional bedroom.

Double doors from the living room lead to the open-plan living kitchen and sunroom. The kitchen is fully equipped with a fantastic range of wall and base cabinets and provides ample space for a family-sized dining suite. The sunroom is a bright, light-filled space with Velux windows and doors that open to the rear garden, creating a seamless blend of indoor and outdoor living.

The inner hallway provides access to two ground-floor bedrooms and a bathroom. Both bedrooms are generously sized, and the bathroom is equipped with a bath with telephone-style taps, a pedestal wash hand basin, and a WC.

Ascending to the first floor, you are greeted by a landing with a vaulted ceiling and access to a large storage area in the eaves. The master bedroom is expansive and includes a dressing room that could also be used as a nursery. The large bathroom, accessible from both the master bedroom and the landing, is fitted with a bath, shower enclosure with an Aqualisa 'stop/start' shower, pedestal wash hand basin, and WC. An additional bedroom is located at the front of the house.

Outside, the front of the property offers ample off-road parking for several vehicles and double gates leading to a double detached garage and the rear garden. The south-facing rear garden is of a good size, featuring a timber seating area and a hard standing ideal for a summerhouse.

This property is being sold with no forward chain, offering a unique opportunity to make this spacious and well-appointed house your home.

Entrance

1.23m x 1.35m (4'0" x 4'5")

Living Room

3.32m x 5.57m (10'11" x 18'4")

Study/Bedroom

2.40m x 3.01m (7'11" x 9'11")

Kitchen/Dining Area

6.28m x 6.55m (20'7" x 21'6")

Maximum measurements.

Sunroom

3.58m x 5.84m (11'8" x 19'2")

Inner Hall

0.88m x 3.41m (2'11" x 11'2")

Bedroom

3.30m x 4.30m (10'10" x 14'1")

Bedroom

2.71m x 2.73m (8'11" x 9'0")

Bathroom

2.28m x 2.39m (7'6" x 7'10")

First Floor Landing

1.07m x 2.99m (3'6" x 9'10")

Master Bedroom

3.45m x 5.45m (11'4" x 17'11")

Dressing Room/ Nursery

2.43m x 2.96m (8'0" x 9'8")

Bedroom

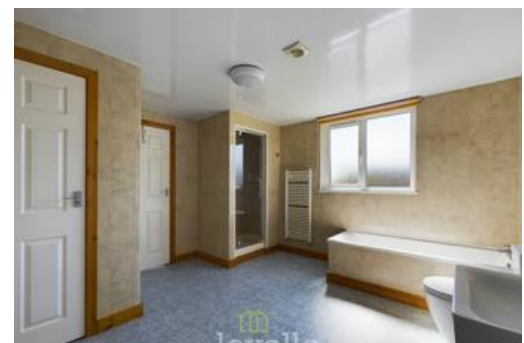
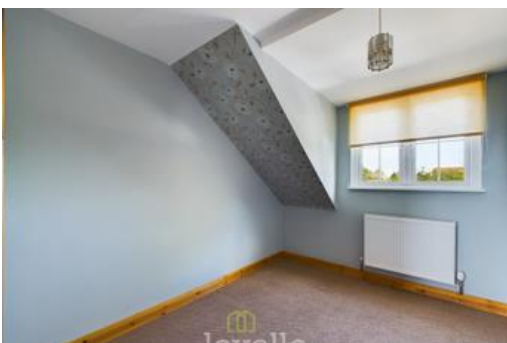
2.30m x 2.96m (7'6" x 9'8")

Bathroom

3.73m x 3.67m (12'2" x 12'0")

Double Detached Garage

4.48m x 6.23m (14'8" x 20'5")





Council Tax

The Council Tax Band for this property is C. This information was obtained in July 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgages and Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

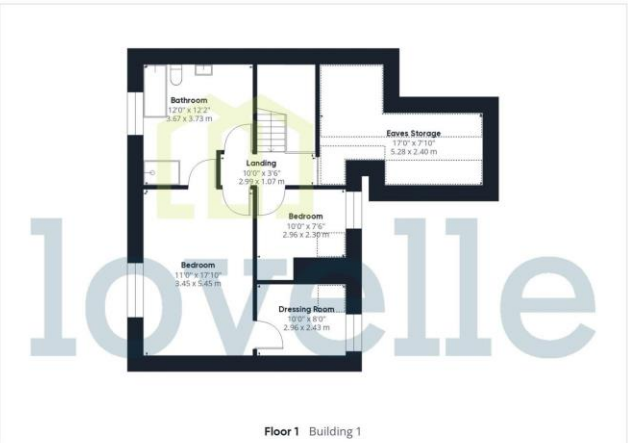
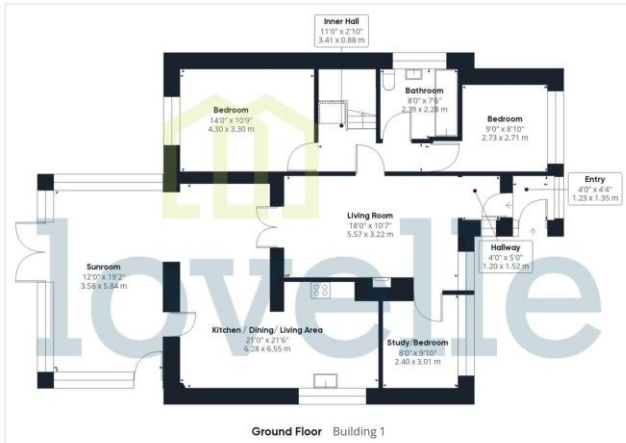
Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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