



8 Finsbury Park Close

West Bridgford | NG2 7EW | Guide Price £475,000

ROYSTON  
& LUND

- Guide Price Range £475,000 - £495,000
- Four Bedrooms
- Kitchen + Breakfast Room
- Double Driveway + Integral Garage
- EPC Rating D - Freehold
- Detached Family Home
- Two Reception Rooms + Conservatory
- Utility Room + Downstairs WC
- Catchment Area For Highly Sought After Schools
- Council Tax Band D





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Royston and Lund are delighted to offer to the market this well positioned four bedroom detached family home in the highly sought after area of Compton Acres, West Bridgford. Situated within catchment area for highly sought after schools and within close proximity of the local shopping precinct. To the front of the property there is off street parking for two cars and an integral garage.

Entering into the hallway that benefits from a downstairs WC and built in storage, there is access into the lounge, kitchen and stairs to the first floor. The lounge benefits from a wall mounted electric fireplace and an opening into a separate dining area that also leads to the conservatory. The kitchen benefits from an integrated double oven, hob and extractor fan with space for freestanding appliances and an opening through to a separate breakfast area and a utility room that has space for further freestanding appliances.

To the first floor there are four bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. Bedroom one has built in wardrobes and an en-suite bathroom consisting of a corner jet bath, shower, WC and wash basin, while bedroom two also has an en-suite shower room.

At the rear of the property there is an east facing landscaped garden with a patio area, lawn, mature shrubs, trees and fenced boundaries.



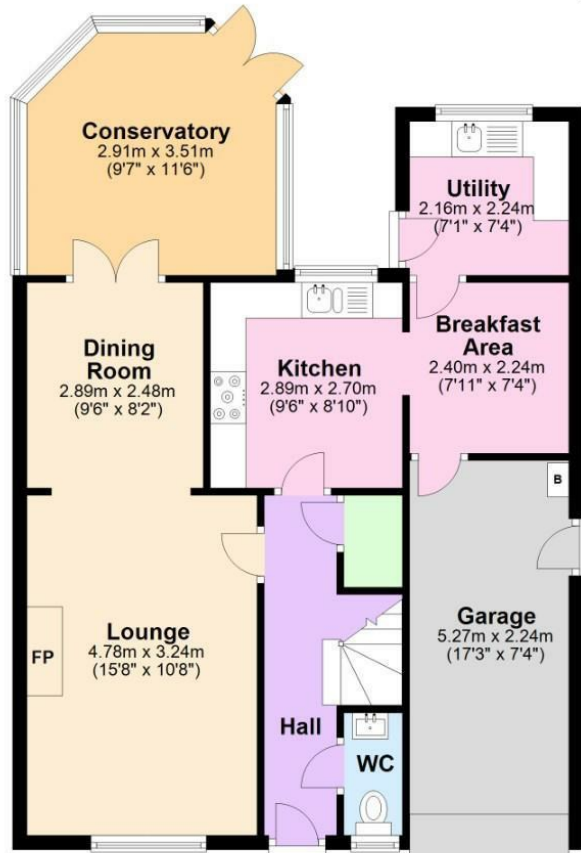


### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

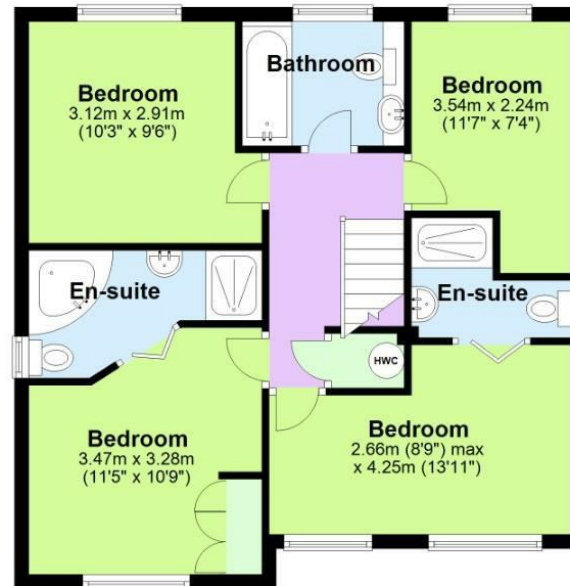
### Ground Floor

Approx. 75.7 sq. metres (814.6 sq. feet)



### First Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



Total area: approx. 132.5 sq. metres (1426.4 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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