



37 Willow Road

West Bridgford | NG2 7AY | Guide Price £625,000

ROYSTON  
& LUND

- Guide Price £625,000
- Quiet Location In West Bridford
- Fully Fitted Kitchen
- Garden With Garden Room, Lawn, Decking & Patio Area
- Freehold - EPC Rating TBC
- Detached, Extended Family Home
- Four Reception Rooms
- Downstairs WC - Ensuite - Family Bathroom
- Parking To The Front
- Council Tax Band E





Guide Price £625,000 \*VIDEO TOUR AVAILABLE UPON REQUEST\*

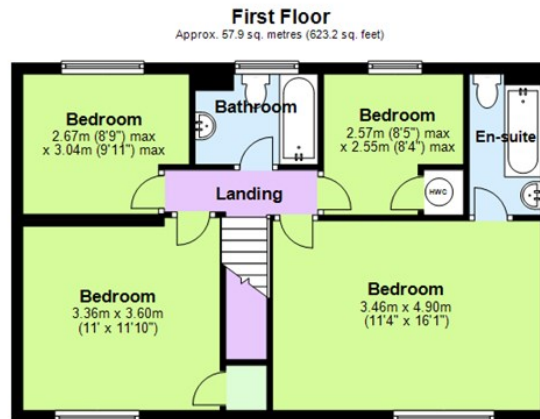
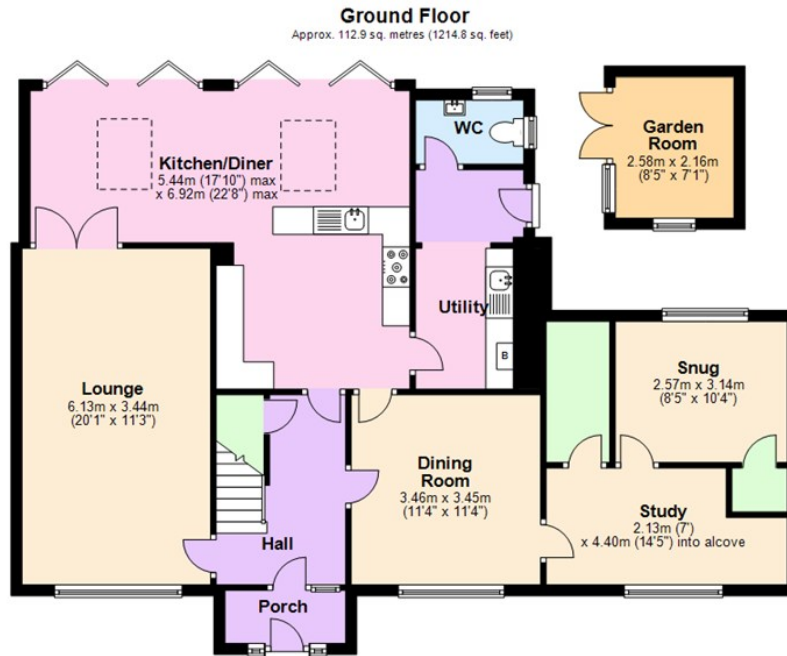
Royston & Lund are thrilled to present this extended detached family home situated in West Bridgford. West Bridgford includes a wide array of amenities which include excellent schools for all ages, diverse range of shops, cafes, and restaurants situated on Central Avenue. The property is within catchment for both Jesse Gray primary and West Bridgford secondary schools.



Entering the property through the porch, is an entrance hall which provides access to both downstairs and upstairs accommodation. The property has a versatile downstairs layout well suited to family living, with a lounge, separate dining room and a large kitchen and family living space across the back of the house. The kitchen is fully fitted with units and the family living space has a vaulted ceiling, spotlights and bifold doors to the garden. A utility room and downstairs WC are situated off the kitchen. There are two further rooms on the ground floor currently used as an office and a snug which could be used as a fifth bedroom.

Upstairs are four bedrooms, one en-suite, and a family bathroom, both bathrooms fitted with three piece white suites.

To the rear is a well-maintained garden comprising a lawn with shrubs, a patio, decking and a garden room well suited to home working. At the front, the driveway provides off-street parking for 2 cars and side gate access to the back garden.



Total area: approx. 170.8 sq. metres (1838.0 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.



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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	

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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