



**HENDERSON
CONNELLAN**
ESTATE AGENTS

42 Burnmill Road

Offers Over £450,000

3 1 2



“Prestigious Potential”

Situated on the prestigious Burnmill Road just a short walk from the town centre, this impressive, detached residence boasts generous proportions throughout, original features, three double bedrooms, a sizeable garden, and the potential to modernise throughout.

Conveniently located just a short walk from the town centre and Robert Smyth Academy. The town centre offers a variety of independent local shops and restaurants, multiple schools, and a train station with direct links into London St Pancras within an hour. The A6 and A14 are also within close driving distance, with the A4304 leading out of the town with direct access to the M1.

Entrance through the timber front door leading into the porch with red quarry tiled flooring and a sliding door to the guest WC with a two-piece suite.

Inviting entrance hall boasting an original parquet floor, a useful coat storage cupboard, a spacious under stair cupboard and a timber staircase flows up to the first-floor landing with a large window flooding the space with natural light.

Spacious living room featuring solid timber flooring, a large bay window to the front elevation and a period fireplace with a tiled hearth and surround.

Dining room with a large window to the rear overlooking the rear garden, and a period fireplace with a tiled hearth and surround.

Kitchen comprising red quarry tiled flooring, base level fitted units, a fitted sink with draining board, full height storage cupboards, a freestanding cooker and access to a useful pantry cupboard with a window and shelving.

Naturally light first floor landing with access to the airing cupboard.

Three spacious double bedrooms, the main and second bedrooms being particularly spacious in size and with solid timber flooring. The second and third bedrooms also offer views out over the garden to the rear.

Family bathroom comprising vinyl flooring, ceramic tiled walls, a pedestal wash hand basin and a panel enclosed bath. A separate WC is located next to the family bathroom with a front access window.

Detached single garage with timber double doors and benefitting from lighting. To the side of the garage is a useful external store.

The property features a neat and generous frontage, set back from the road with a driveway sweeping down providing off road parking for three to four cars. A well-maintained hedgerow adds a touch of privacy, and a lawn area sits in front of the front window with a host of plantings and spring bulbs. The driveway flows down to the garage with secure gated access to the rear. The rear garden is of a great size and features steps leading down from the rear doors, flanked on both sides by mature plantings and spring bulbs, to a stone patio area offering the perfect place to sit out and enjoy a morning coffee. A lawn area sits in front of mature high-level hedgerows with a path flowing down to a further space offering an ideal space for a patio or to be used as a vegetable garden. To the rear of the garden is a lawn area with a mixture of mature trees, cherry blossom, and fruit trees with a mature hedge to the rear.





- Living Room excluding bay - 4.24m x 3.61m (13'11" x 11'10")
- Dining Room - 4.24m x 3.61m (13'11" x 11'10")
- Kitchen - 3.33m x 3.18m (10'11" x 10'5")
- Pantry - 1.6m x 0.79m (5'3" x 2'7")
- Garage - 4.6m x 2.46m (15'1" x 8'1")
- Store - 1.98m x 1.02m (6'6" x 3'4")
- Main Bedroom - 4.24m x 3.61m (13'11" x 11'10")
- Bedroom Two - 4.24m x 3.63m (13'11" x 11'11")
- Bedroom Three - 3.33m x 3.18m (10'11" x 10'5")
- Bathroom - 2.31m x 1.96m (7'7" x 6'5") max



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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