



14 Lydney Avenue, Heald Green

Freehold

CLOSE TO EXCELLENT TRANSPORT LINKS • INTEGRAL GARAGE • POSITIONED ON A QUIET CUL-DE-SAC • SOUTH FACING GARDEN • OFF ROAD PARKING • FOUR BEDROOMS, THREE OF WHICH ARE DOUBLE



Council Tax band: D

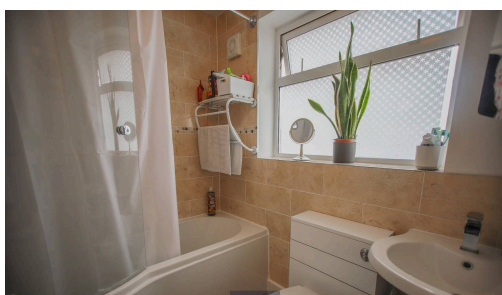
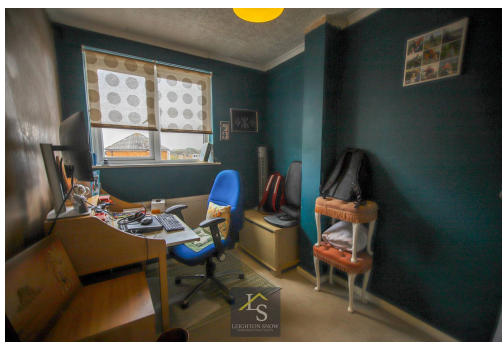
Tenure: Freehold

EPC Energy Efficiency Rating: E

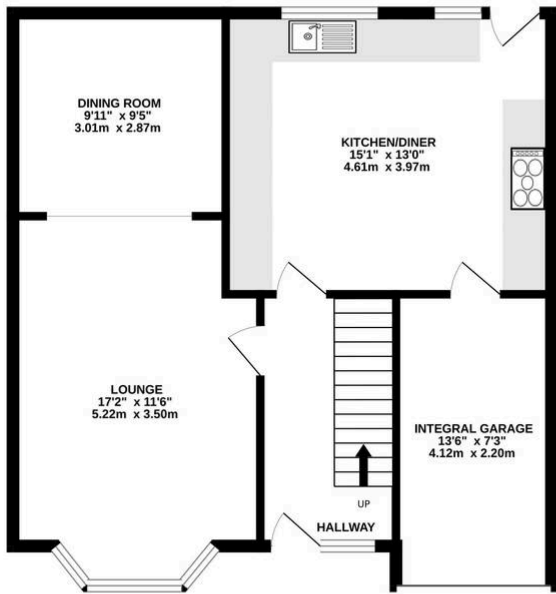
EPC Environmental Impact Rating: E



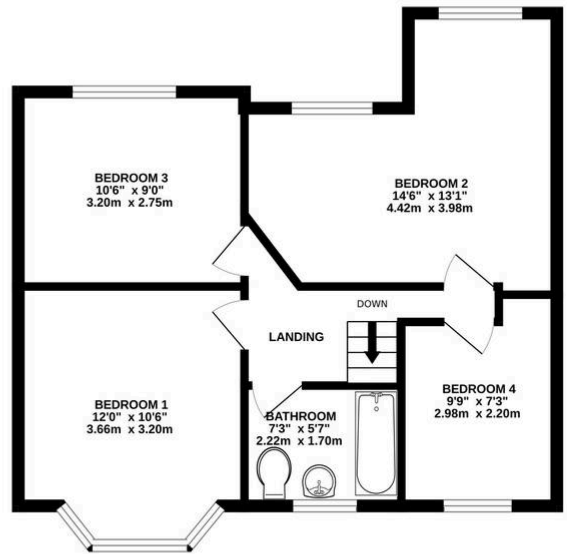
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This four bedroom semi detached house offers spacious and versatile accommodation, ideally positioned on a quiet cul-de-sac and close to excellent transport links, making it perfect for families and commuters alike. The location is particularly attractive, set within a fantastic residential area that offers a sense of community, and remains within easy reach of local amenities, reputable schools, and public transport options, providing excellent connectivity to surrounding areas.

Upon entering, you are welcomed by a bright and airy hallway that leads to a generous living room, thoughtfully designed to provide a comfortable space for both relaxation and entertaining. To the rear of the living room, there is an additional reception room offering a versatile space, for an office, dining room, or playroom. The modern kitchen is well appointed with ample storage and workspace, boasting a generous amount of space for a dining table, ideal for family meals or hosting guests.

Upstairs, the property features four well proportioned bedrooms, three of which are doubles, providing plenty of space for family members or guests, while the fourth bedroom can serve as a single bedroom, nursery, or a home office. The family bathroom is fitted, with contemporary fittings and fixtures, offering a wash hand basin, W/C and bath with a shower over it.

The property offers excellent convenience, with the integral garage boasting secure storage or parking. To the front of the property, there is a generous driveway, ensuring that there is ample space for multiple vehicles, with additional on road parking for visitors. This fabulous family home benefits from a south facing garden aspect, creating a bright and welcoming atmosphere throughout the living spaces and bedrooms. The garden boasts a wonderful patio area, with part of the garden being laid-to-lawn. Thoughtful design details, such as fitted wardrobes in the main bedrooms and practical storage solutions throughout, contribute to the overall functionality and appeal of the home.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.



