



20 Hedgerow Drive, Grimsargh  
£399,950

**Holdens**  
ESTATE AGENTS



## 20 Hedgerow Drive

Grimsargh, Preston

Beautiful four bed detached on Hedgerow Drive, Grimsargh. Open-plan kitchen, ensuite master, gardens, garage, parking. Close to amenities, schools, and transport. Ideal family home. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

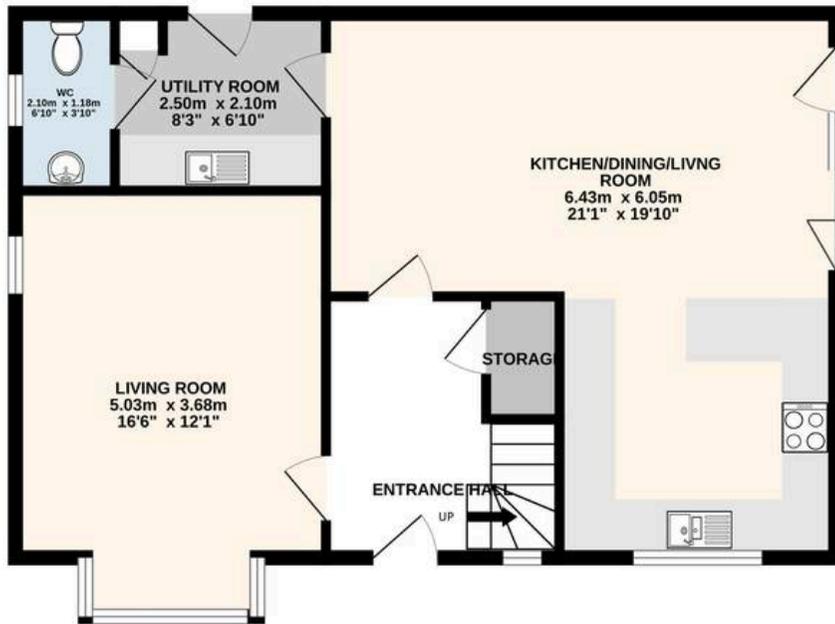
- Detached house in Grimsargh
- Open-plan kitchen/living/dining area
- Living room
- Downstairs WC & Utility
- Four bedrooms
- En-suite to master bedroom
- Beautifully presented gardens
- Garage and off-road parking
- Beautifully presented
- Viewing recommended



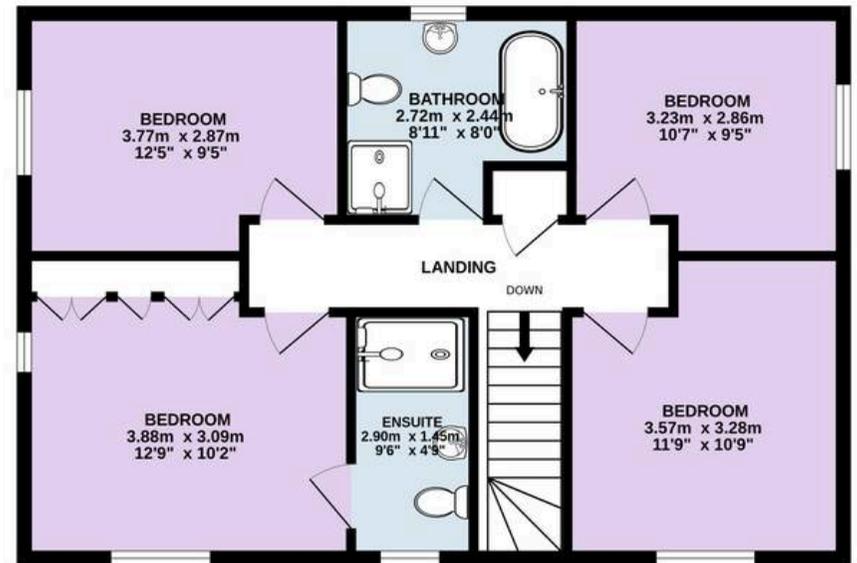




GROUND FLOOR  
64.0 sq.m. (689 sq.ft.) approx.



1ST FLOOR  
62.5 sq.m. (673 sq.ft.) approx.



TOTAL FLOOR AREA : 126.5 sq.m. (1362 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Holdens Longridge

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