



## 257 Wigmore Road

Wigmore, ME8 0LZ

Guide price £600,000



Guide Price £600,000 to £625,000

An extended detached house boasting generous sized rooms and flexible accommodation, including four large bedrooms. Downstairs offers a well proportioned and welcoming hallway, a modern cloakroom, a sitting room/office, dining room, huge lounge/family area and L shaped kitchen. Upstairs comprises of a stylish 4 piece bathroom with shower cubicle, a master bedroom with a modern ensuite, and three further double bedrooms. The low maintenance rear garden is considered both ample in size and benefits from lovely open green views. Garage and driveway for multiple cars. Location is perfect for access to Hempstead Valley shopping centre, motorway links and numerous primary and secondary schools. A light and airy house which must be viewed!



**Porch**  
9'1 x 5'9 (2.77m x 1.75m)

**Entrance Hall**

**Cloakroom**

**Sitting Room/Office**  
12'1 x 8'3 (3.68m x 2.51m)

**Lounge**  
17'9 x 11'4 (5.41m x 3.45m)

**Family Room**  
13'5 x 13' (4.09m x 3.96m)

**Kitchen**  
13'6 x 12'0 and 23'8 x 4'9 (4.11m x 3.66m and 7.21m x 1.45m)

**Dining Room**  
11'7 x 11'4 (3.53m x 3.45m)

**Landing**

**Bedroom 1**  
12'1 minimum x 11'4 (3.68m minimum x 3.45m)

**En-Suite Shower Room**  
6'6 x 5'8 (1.98m x 1.73m)

**Bedroom 2**  
14'9 x 11'4 (4.50m x 3.45m)

**Bedroom 3**  
11'7 x 9'4 (3.53m x 2.84m)

**Bedroom 4**  
11'3 x 8'3 (3.43m x 2.51m)

**Bathroom**  
7'0 x 5'5 (2.13m x 1.65m)

**Rear Garden**

**Driveway**

**Garage**  
17'2 x 12'6 (5.23m x 3.81m)

### Important Notice -

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It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

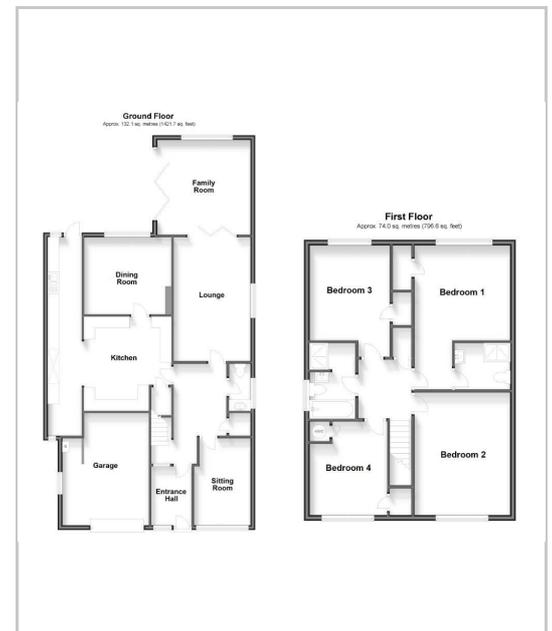
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

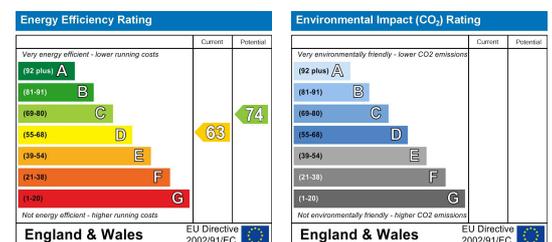
## Area Map



## Floor Plans



## Energy Efficiency Graph



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