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**St. Helens View Parsonage Lane, Westfield, TN35 4SH**  
**£995,000 Freehold**

Introducing to the market a rare opportunity to acquire a stunning detached bungalow located on Parsonage Lane in the charming village of Westfield. This impressive property boasts an expansive living space, providing ample room for both relaxation and entertainment. The house features two well-appointed reception rooms, perfect for hosting guests or enjoying quiet evenings with family. The generous layout allows for a seamless flow between spaces, enhancing the overall sense of comfort and warmth throughout the home. With three spacious bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The two modern bathrooms offer convenience and privacy, ensuring that everyone has their own space to unwind. Set in a desirable location, this home combines the tranquillity of village life with easy access to local amenities and transport links.

The surrounding area is known for its picturesque landscapes and friendly community, making it a perfect place to settle down.

This exceptional property is not to be missed. Whether you are looking for a family home or a peaceful retreat, this house on Parsonage Lane offers a unique blend of space, comfort, and charm. We invite you to arrange a viewing and experience all that this remarkable home has to offer.









**Approximate total area<sup>(1)</sup>**

228.6 m<sup>2</sup>  
2462 ft<sup>2</sup>

**Balconies and terraces**

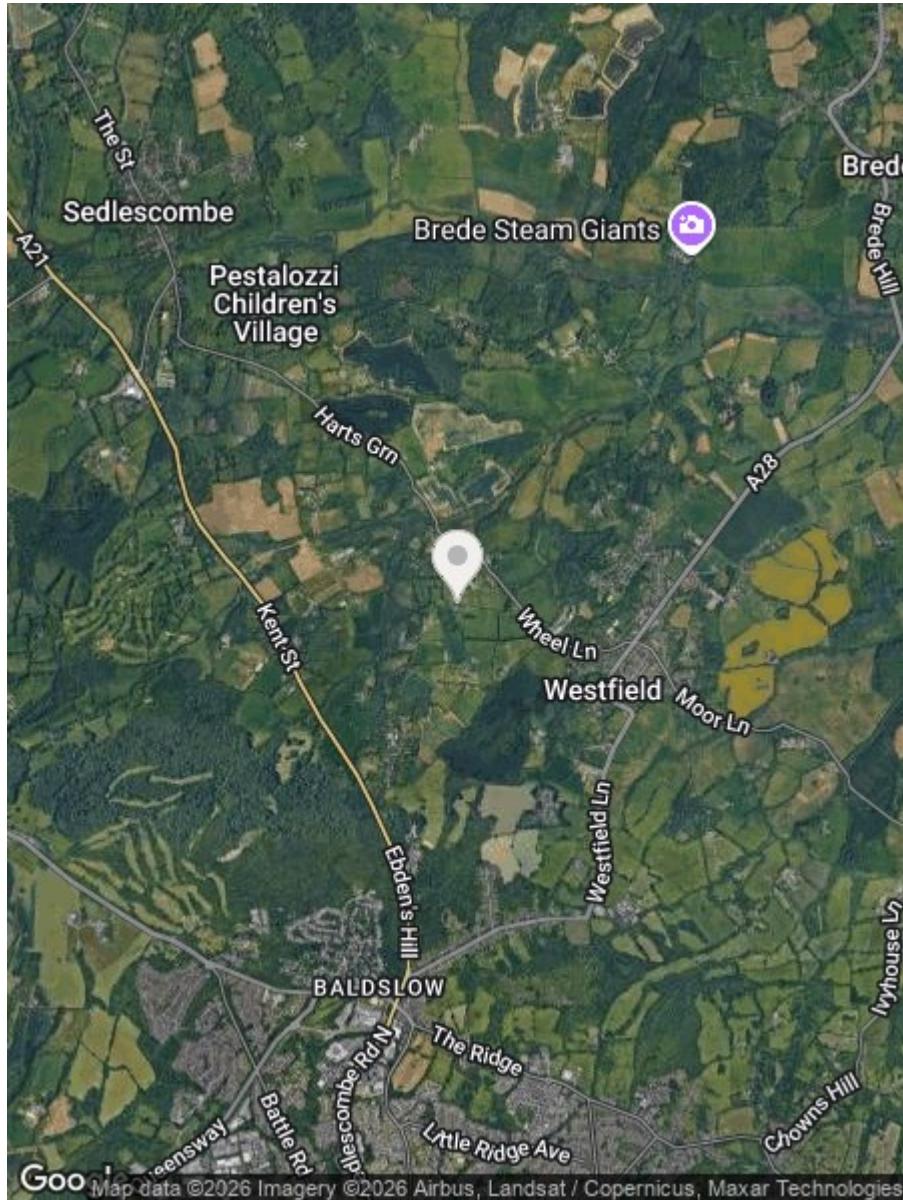
54.5 m<sup>2</sup>  
587 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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