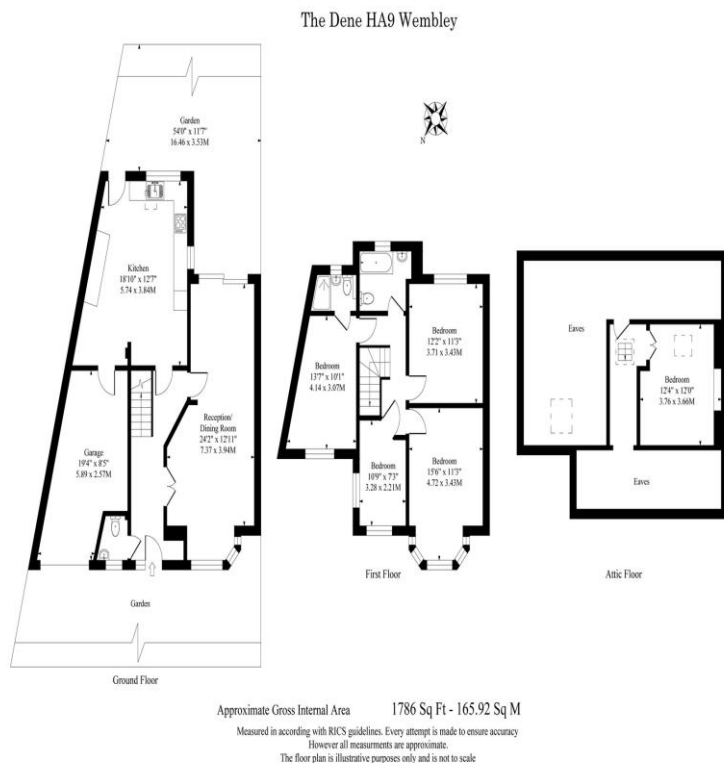


4 Bedroom Semi Detached
The Dene
HA9

- Spacious family home
- Large driveway
- Potential to extend
- Kitchen dining room

Asking price of £850,000
Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	

This spacious four-bedroom semi-detached family home offers generous living space, excellent proportions and superb potential, set within a desirable residential location. The ground floor features a large reception room ideal for family living and entertaining, alongside a generous kitchen/dining room providing ample space for cooking, dining and gatherings. A convenient guest cloakroom completes the ground floor. Upstairs, the property offers four well-sized bedrooms and two bathrooms, providing comfortable accommodation for families of all sizes. Additional benefits include loft storage space suitable for conversion (subject to planning), offering exciting scope to expand further. Externally, the home features a private rear garden with fruit trees, a single garage, and a driveway providing off-street parking. With its versatile layout, attractive outdoor space and future potential, this is an excellent opportunity to acquire a substantial family home in a sought-after area. Early viewing is highly recommended.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.