



High Elm Road | | Hale Barns | WA15 0HZ

£750,000



SHEPPARD & CO

# High Elm Road | Hale Barns | WA15 0HZ £750,000



- Beautifully presented detached bungalow
- Spacious accommodation approaching 1700 sq. ft.
- Ample off road parking
- Walking distance to Hale Barns village
- Refurbished and carefully remodelled
- Open plan breakfast kitchen with utility
- Stunning private gardens to the rear
- Catchment to the areas finest schools

A beautifully presented detached bungalow, thoughtfully refurbished and carefully remodelled by the current owner to create spacious, open-plan living in one of Hale Barns' most desirable settings.

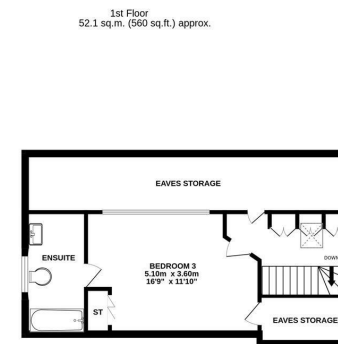
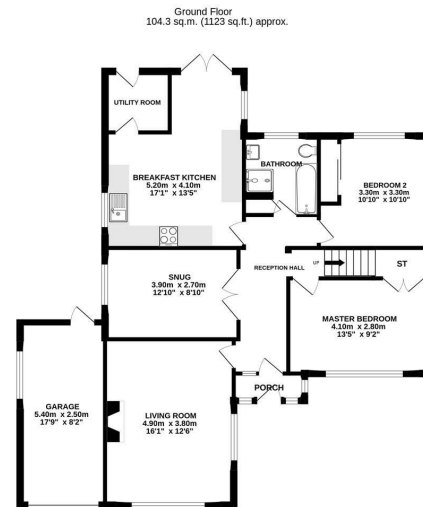
Positioned on an attractive tree-lined road and just a short walk from Hale Barns village, the property offers both immediate comfort and excellent practicality, with easy access to some of the area's most highly regarded schools and the motorway network within minutes.

The accommodation opens via an entrance porch into a welcoming hallway, leading through to a generous living room and a stunning breakfast kitchen to the rear, designed as the heart of the home and opening directly onto the garden. A separate utility room adds further practicality.

The ground floor also provides three well-proportioned bedrooms, one of which is currently used as a snug, alongside a contemporary family bathroom. To the first floor is a further bedroom with en-suite, complemented by extensive eaves storage.

Externally, the property benefits from ample off-road parking to the front along with a single garage. To the rear is a private and enclosed garden, mainly laid to lawn with a paved patio accessed directly from the kitchen, ideal for both everyday living and entertaining.

A superb home in a consistently sought-after location, offering flexibility, finish and a lifestyle that buyers in Hale Barns actively look for.



TOTAL FLOOR AREA : 156.4 sq.m. (1683 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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.  
Made with Metropac 10/2012

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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