



Alexander Hudson Estates

Sales Particulars

Alexander Hudson Estates

Elm Grove, Forest Hall, NE12



The Property

Alexander Hudson Estates are delighted to bring to the market this impressive six-bedroom family home within the sought-after area of Forest Hall, NE12.

This substantial multi-storey property offers flexible and spacious accommodation arranged across four levels, making it well suited for family living, home working, or multi-purpose use. The ground floor is entered through a central hallway leading into a generous living room, to the rear, there is a large kitchen providing extensive space for cooking, dining, and everyday family use. An additional office room on this level creates an ideal area for home working, a reception space, or a playroom. A convenient WC and useful storage space are also located on this floor. The property further benefits from an adjoining garage.

The first floor provides well-balanced bedroom accommodation, including two sizeable bedrooms and a dedicated study that could alternatively serve as a nursery, dressing room, or additional workspace. This floor also incorporates a family bathroom, a separate shower room, and an additional WC, creating practical facilities for a larger household. The second floor comprises a dedicated laundry area, offering a practical and separate utility space away from the main living accommodation. The top floor continues the versatile layout with three further bedrooms, including a room suitable for use as either a bedroom or home office, allowing flexibility to suit changing lifestyle requirements.

Externally, there is driveway with access to integral garage for ample parking or storage purposes, there are also mature and well-maintained gardens to both the front and the rear.

Forest Hall is a well-established suburb named after the Victorian mansion that once stood in the area. This leafy neighbourhood offers a mix of properties, local shops, cafés such as Sands of Tyne Coffee Shop & Bar, and supermarkets, complemented by nearby green spaces.



Ground Floor	First Floor	Second Floor	Third Floor
Approximate Floor Area	Approximate Floor Area	Approximate Floor Area	Approximate Floor Area
933 sq.ft	898 sq.ft	208 sq.ft	631 sq.ft
(86.72 sq.m)	(83.45 sq.m)	(19.32 sq.m)	(58.59 sq.m)

Approx. Gross Internal Floor Area 2670 sq. ft / 248.08 sq. m (Excluding Garage)

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Freehold
Council Tax: E
EPC Rating: 0





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