



8 DEACONSFIELD

HAMPTON DENE, HEREFORD HR1 1XH

Asking Price £399,500
FREEHOLD

This attractive modern detached house is quietly located at the end of a cul-de-sac, backing on to a coppice, about 1½ miles northeast of the cathedral city of Hereford.

Originally constructed in the late 1980s and offering excellent living accommodation, the property has replacement double glazing, gas fired central heating, 4 bedrooms (one en suite), double garage, parking and lovely garden.



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- Exclusive cul-de-sac
- Excellent detached house
- 4 bedrooms, one en suite
- Study and Utility Room
- Gas central heating and double glazing
- Double Garage, large garden



Entrance Hall

With two radiators, open plan wooden staircase and central heating thermostat.

Downstairs Cloakroom

With WC, wash hand basin, tiled floor, part tiled walls, radiator and window.

Lounge

With coal effect gas fire with surround, radiator, patio doors to rear and door to

Study

With radiator and window.

Dining Room

With radiator, window to rear and serving hatch to kitchen.

Kitchen

Fitted with a range of Oak style base and wall mounted units with work surfaces and tiled splashbacks, 1½ bowl sink unit, built-in electric double oven, 4 ring gas hob and extractor hood, built-in microwave/combi grill (tbc), radiator and window to front.

First Floor Landing

With hatch to roof space, central heating programmer, radiator, window to front, airing cupboard which stores the gas boiler.

Bedroom 1

With range of fitted bedroom furniture, radiator and window to rear.

En Suite Shower Room

With tiled walls, double width shower cubicle with mains fitment, wash hand basin, WC, ladder style radiator and window.

Bedroom 2

With radiator and window to rear.

Bedroom 3

With radiator and window to front.

Bedroom 4

With radiator and window to rear.

Bathroom

With suite comprising bath with mixer tap and shower attachment, tiled surround and screen, wash hand basin, WC, bidet, radiator, shaver/lighting point and window to front.

Outside

To the front of the property is a paved parking area and DOUBLE GARAGE with up-and-over door, light and power.

Side access leads to the lovely side and rear garden which is enclosed, by brick wall and fencing and is mainly lawned with a brick paved patio.

Further paved patio area, extensive range of ornamental shrubs and trees, LARGE GARDEN SHED, outside light and water tap.

Directions

What3words ///volunteered.asset.useful

From Hereford city centre proceed on the A438 Ledbury Road and continue past the Rose & Crown public house and at the traffic lights/staggered crossroads turn right into Church Road. Continue past Hampton Dean School. At the mini roundabout turn left onto Hampton Dene Road, then take the next right into Deaconsfield. The property is located at the end of the cul-de-sac on the right hand side.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Main area: Approx. 116.3 sq. metres (1251.9 sq. feet)
Plus garages: approx. 22.7 sq. metres (244.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	

EPC Rating: C Herefordshire Council Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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