

Harrow Road

West Bridgford
Nottingham
NG2 7DY

Guide Price £700,000 - £725,000



 0115 841 1155

- Extended traditional family home
- Sought-after school catchment
- Lounge, office, utility and downstairs WC
- Master bedroom with dressing room & en-suite
- Council Tax Band - D
- Open plan living kitchen with bifolds to the rear
- Generous driveway and garage
- Five bedrooms & spacious landing
- Patio and rear garden
- Tenure - Freehold

Harrow Road, West Bridgford, Nottingham, NG2 7DY

Key Features

GUIDE PRICE £700,000 - £725,000. NO UPWARD CHAIN!
A stylishly extended five-bedroom, detached family home located on the sought-after Harrow Road in favoured catchment area for schools. With full height rear extension that has created the highly desirable open plan living kitchen with bifold doors to the rear and a converted loft space with feature window overlooking the rear with a bathroom, giving the option as an occasional bedroom.

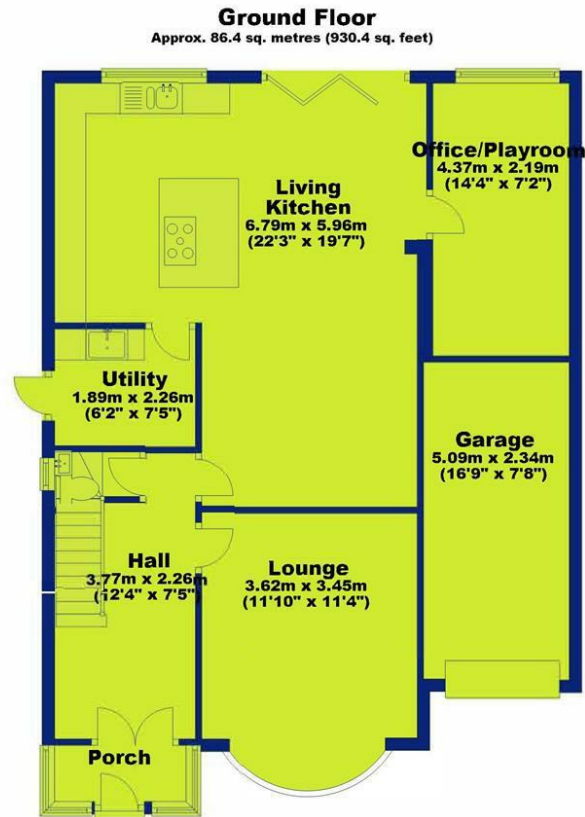
The property is entered through a sizeable porch and front door leading to the entrance hall. There are stairs rising to the first floor and doors leading to a lounge to the front of the house with feature bay window and stylish wall lights. There is a contemporary WC below the stairs and a door that opens to an open plan living kitchen with sitting, dining and kitchen area that overlooks the garden through bifolding doors. There is a central island, modern wall and base units and doors leading to the office/ play room and a utility room with door to the side pathway.

To the first floor is a landing area which offers space to sit and relax and leads to four bedrooms and a family bathroom. The master suite has a walk-in dressing area and three piece modern ensuite shower room. The family bathroom has an attractive four piece suite. To the second floor there is a bedroom, dressing room bathroom window that overlooks the rear garden.

Outside the property has a sizeable block paved frontage offering parking for several cars that leads to an attached garage with electric roller door. The rear has a block paved patio stepping up to a lawned garden with hard standing for a shed to the rear.



Harrow Road, West Bridgford, Nottingham, NG2 7DY

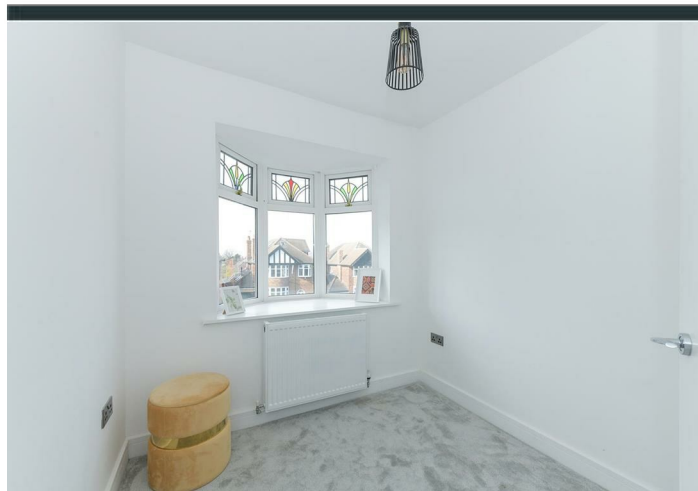


Total area: approx. 173.5 sq. metres (1,867.7 sq. feet)



0115 841 1155

Harrow Road, West Bridgford, Nottingham, NG2 7DY




Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.