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52
HIGH TREES

54, Common Lane, Sheffield, S11 7TG

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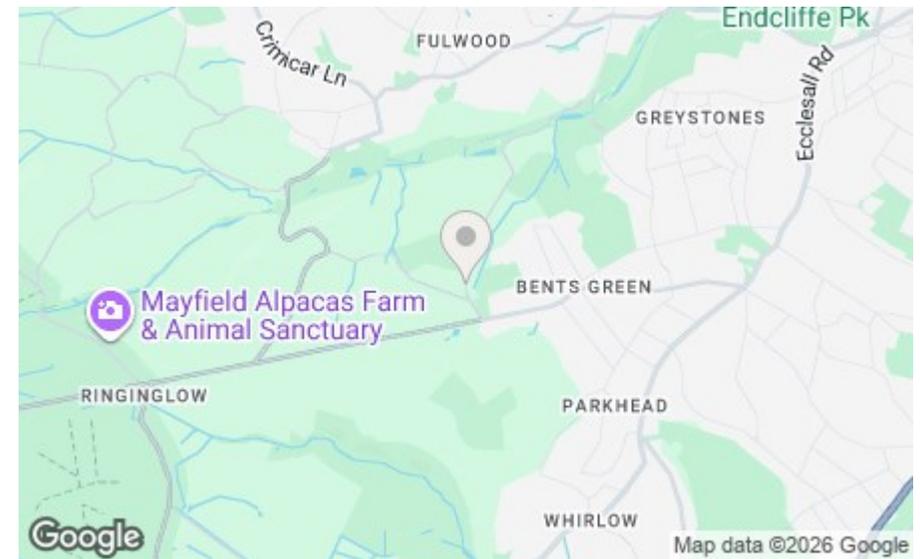
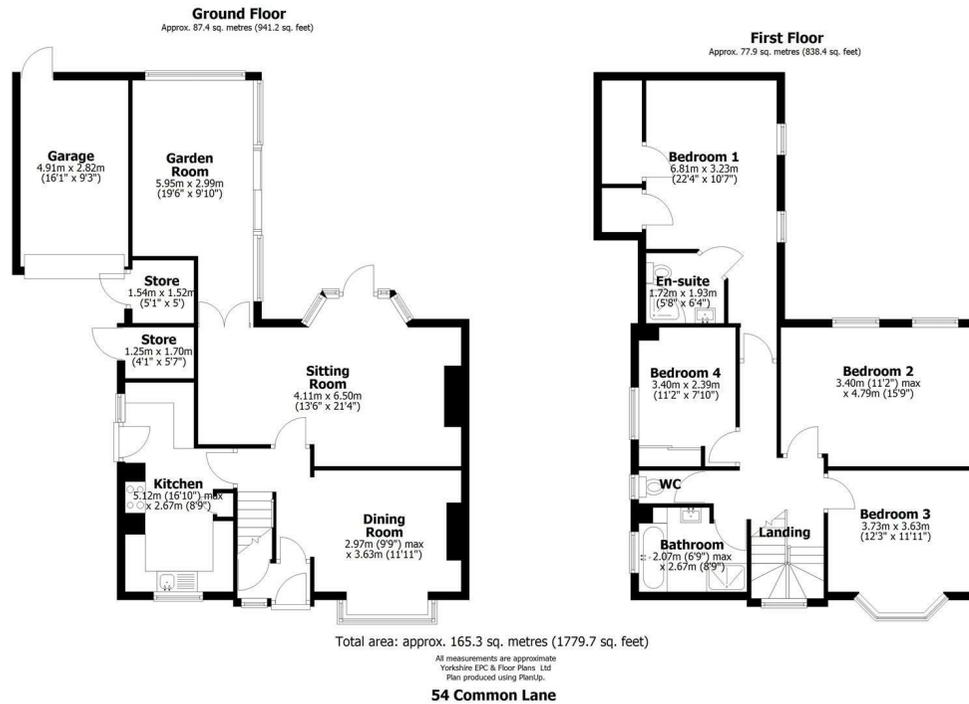
Description

An extended 1940's detached family home that has a lovely feel throughout and the potential for further accommodation and a larger kitchen by perhaps knocking through the garden room into the garage to make a fabulous open plan kitchen that would enjoy the best view in the house (subject to regs) and give this house the wow factor. This spacious home has 1779 square feet of living space including four double bedrooms that are well supported by three spacious reception areas and two bathrooms (one ensuite). The location is almost unparalleled in the city, being situated in an almost rural position, backing onto playing fields, on the edge of the scenic Mayfield Valley yet within walking distance of some of the best schools in the south west sector of the city and further, comprehensive local amenities at Bents Green. The property is situated on a generous plot, well back from the road and offers plenty of off road parking and, at the rear, a large deck outside the house which leads onto a pretty garden with a brook at the bottom of the lawn. The garden has lovely views over the surrounding playing fields and is the perfect setting for children to play or to be redesigned by a keen horticulturist.

- Four bedrooms.
- Two bathrooms including one ensuite.
- Substantial garden room in the extension to the rear.
- Large sitting room.
- Dining room with bay window.
- Breakfast kitchen.
- Off road parking, garage and lovely gardens to the front and rear.
- Gas central heated and UPVC double glazed.
- EPC rating D67 and Council Tax Band G.
- 800 year lease from 1944 at an annual ground rent of £10.







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ESTD 1840