



**16 Abbey Road, Syresham NN13 5HW**

**Guide Price £300,000**

**Hatfield  
Shaw & Co**  
INDEPENDENT ESTATE AGENTS



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Bedrooms: 3

Bathrooms: 1

Receptions: 1

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Hatfield Shaw & Co are pleased to bring to the market this lovely three bedroom semi-detached home, set on a fantastic large plot facing onto open countryside, on the edge of the ever-popular village of Syresham.

The inviting lounge sits to the front of the property and leads through to an inner hall, where the stairs rise to the first floor. From here, a door opens into the kitchen, which has been fitted with a range of modern units with rolled-edge work surfaces. A door from the kitchen leads out to the amazing large rear garden. The bathroom has been recently re-fitted with a white suite, including a shower over the bath and ceramic splashback tiling.

Upstairs, the main bedroom is a good-sized double overlooking the vast rear garden and benefits from two built-in wardrobes. Bedroom two is also a double, positioned to the front of the property, again with a built-in wardrobe, whilst bedroom three is also located to the front.

Outside, the West-facing rear garden is a real feature, enjoying afternoon and evening sun. It is mainly laid to lawn with a large paved patio area and two brick-built outbuildings, one of which houses the newly fitted boiler. Beyond this, the garden opens up into a fantastic additional lawned area, offering huge potential, with a further seating area, raised flower beds and space for a workshop, garden office, or home gym – or all three. The rear garden provides gated access to the good-sized front garden, which is currently laid to lawn and offers excellent potential to create a large driveway, if required.

Properties with plots like this are rarely available – early viewing is highly recommended.

Freehold. EPC band E. Council tax band B. Mains electricity, water, and drainage. Oil to radiator central heating. No current official parking. Standard construction. Ultrafast broadband (1,000 Mbps) available. "Good mobile phone coverage" (O2). No restrictions. Very low risk of flooding.





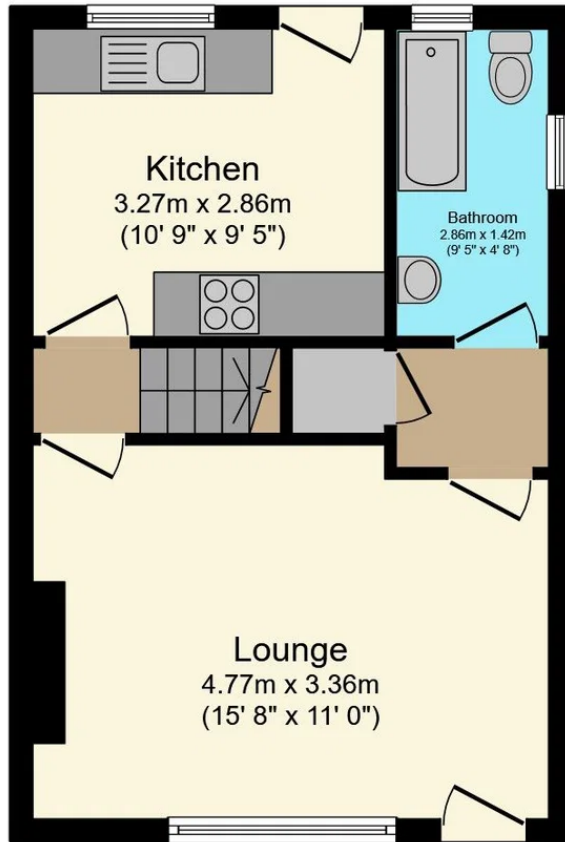
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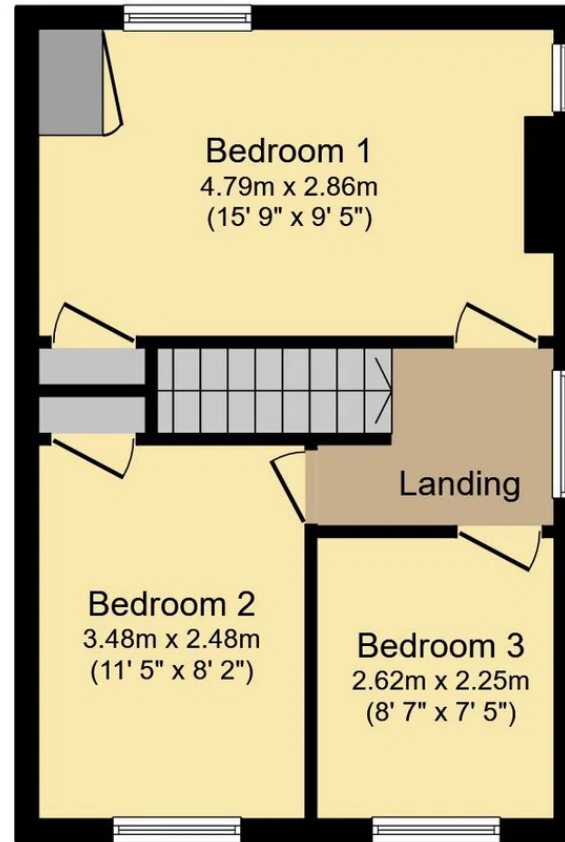
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**Ground Floor**  
Floor area 35.2 sq.m. (378 sq.ft.)



**First Floor**  
Floor area 35.2 sq.m. (378 sq.ft.)

Total floor area: 70.3 sq.m. (757 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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