POLLARD ESTATES
INDEPENDENT ESTATE AGENT



9 Georgian Way

Wigmore, ME8 0QY

Offers in excess of £400,000

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An extended 3 bedroom family home which character and appeal is evident from the moment you step inside!
Accommodation downstairs comprises of a welcoming and good sized porch, hallway, WC including plenty of space for outside wear, a lounge, dining room, stylish kitchen, boot room and private sitting room with feature bay window. Upstairs includes a modern and neutral bathroom suite, 2 double bedrooms and a generous sized single.
Outside offers a wonderfully private corner-plot wrap around garden, thoughtfully curated and enriched with established planting, natural character and perfectly complimented by a decked area and rear access.
Ideal for busy households, this fine home also offers a driveway to front, with a garage and additional driveway to the rear.
A characterful home that delivers a cottage-style ambiance with far more space than expected!
Local schools, Hempstead Valley Shopping Centre and motorway links are all situated within easy reach!







Porch to hallway
7'7 x 4'9 (2.31m x 1.45m)

Hallway

Cloakroom
8'5 x 2'0 (2.57m x 0.61m)

Lounge
9'9 x 12'9 (2.97m x 3.89m)

Dining Room
9'9 x 7'6 (2.97m x 2.29m)

Sitting Room
12'5" x 9'1" into bay (3.81m x 2.79m into bay)

Kitchen
8'5 x 11'3 (2.57m x 3.43m)

Boot Room
8'8 x 3'0 (2.64m x 0.91m)

Stairs up from hallway

Bedroom 1
10'9 x 10'0 (3.28m x 3.05m)

Bedroom 2
10'1 x 9'6 (3.07m x 2.90m)

Bedroom 3
8'6 x 7'10 (2.59m x 2.39m)

Bathroom
6'3 x 5'4 (1.91m x 1.63m)

Garage
16'4 x 8'2 (4.98m x 2.49m)

Front & Rear Driveways

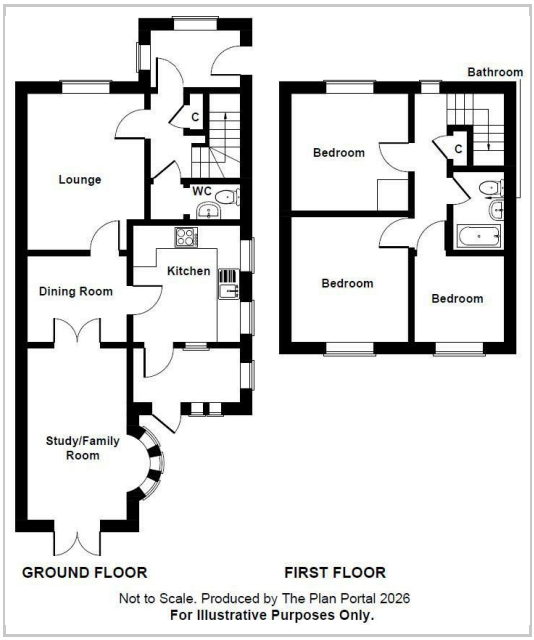
Corner Plot Wrap Around Garden

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Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.
Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.
Any changes to charges or terms should be confirmed independently.
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.
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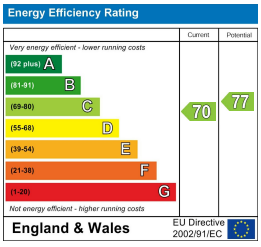
Area Map

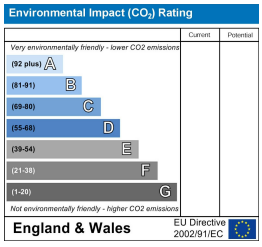


Floor Plans



Energy Efficiency Graph





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