



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected.

**Outgoings**

Council Tax: Band F

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

12 Auden Crescent  
Ledbury HR8 2UU

**£575,000**



**DIRECTIONS**

From our office continue on The Homend onto the Hereford Road, at the roundabout take the first exit into New Mills Way, take the first right into Brooke Road, turn right at the T junction, continue on this road at the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	78
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



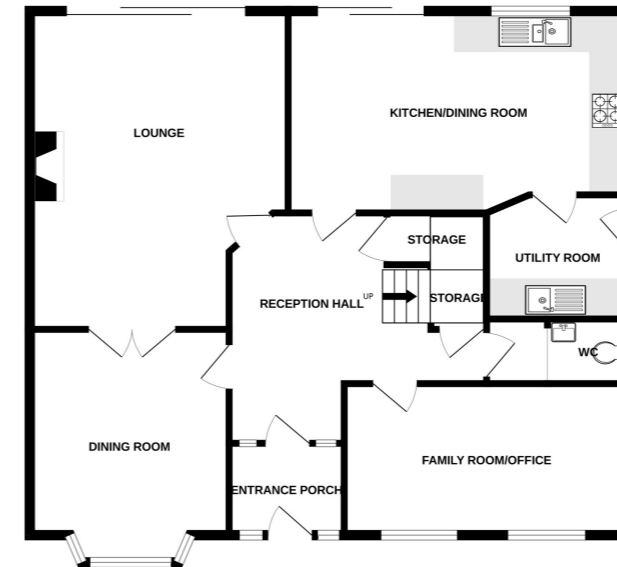
- Set in a cul-de-sac location.
- Five Bedrooms.
- Private Enclosed Garden.
- Very spacious detached family home
- No onward chain.
- Double Garage and Ample Off Road Parking.
- Three Large Reception Rooms.
- Three Bathrooms.

**Hereford 01432 343477**

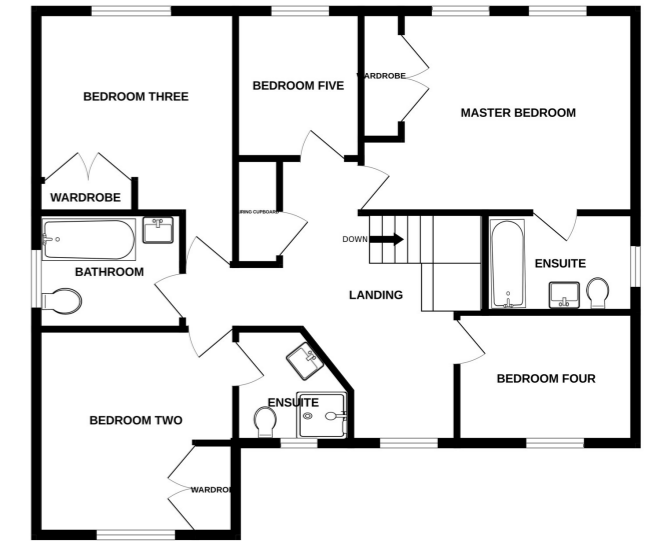
**Ledbury 01531 631177**



GROUND FLOOR  
1025 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 1927 sq.ft. (179.0 sq.m.) approx.  
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**12 Auden Crescent**

**Situation and Description**

12 Auden Crescent is situated in a cul-de-sac location on the popular development of New Mills. The property offers spacious accommodation throughout to include Dining Room, Family Room/Office, Lounge, Kitchen/Dining Room, Utility Five Bedrooms, Three Bathrooms, Family Bathroom, Private Enclosed Garden, Double Garage and Off Road Parking for numerous vehicles.

In more detail the accommodation comprises:

**Ground Floor**

**Reception Porch**

with door to:

**Reception Hall**

with radiator, power points, telephone point, two storage cupboards. Doors to:

**Cloakroom**

with window to side, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

**Family Room/Office**

16' 2" x 9' 3" (4.93m x 2.82m) with two windows to front, radiators, power points.

**Dining Room**

11' 4" x 11' 8" (3.45m x 3.56m) with feature bay window to front, radiator, power points, double

doors to:

**Lounge**

14' 9" x 18' 0" (4.50m x 5.49m) with sliding door to rear opening onto the garden, Adam style fireplace with inset coal effect fire, radiator, power points, T.V point.

**Kitchen/Dining Room**

19' 6" x 11' 0" (5.94m x 3.35m) with sliding patio door and window to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, inset four ring gas hob with extractor hood over, eye level double oven, integrated fridge, integrated freezer, integrated dishwasher, eye level wall cupboards, tiled splashbacks, radiator, power points, tiled flooring. Door to:

**Utility Room**

7' 11" x 7' 4" (2.41m x 2.24m) with window and door to side, range of laminate worktops inset stainless steel sink, space for washing machine, tumble dryer and fridge/freezer, wall mounted central heating boiler, tiled splashbacks, tiled floor, power points, radiator.

**First Floor**

**Landing**

with window to front, hatch to roof space, door to Airing Cupboard housing the hot water tank and shelving. Doors to:

**Master Bedroom**

15' 8" x 11' 3" (4.78m x 3.43m) with two windows to rear overlooking the garden, radiator, power points, double doors to built-in wardrobes, door to:

**En-Suite**

with window to side, panelled bath with shower over, low flush w.c., pedestal wash hand basin, tiled splashbacks, radiator, extractor fan.

**Bedroom Two**

11' 4" x 11' 7" (3.45m x 3.53m) with window to front, radiator, power points, double doors to built-in wardrobes. Door to:

**En-Suite**

with window to front, shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

**Bedroom Three**

10' 6" x 11' 7" (3.20m x 3.53m) with window to rear overlooking the garden, radiator, power points, double doors to built-in wardrobe.

**Bedroom Four**

9' 5" x 7' 2" (2.87m x 2.18m) with window to front, radiator, power points.

**Bedroom Five**

8' 3" x 8' 9" (2.51m x 2.67m) with window to rear, radiator, power points.

**Bathroom**

with window to side, panelled bath with shower

over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor.

**Outside**

**Approach**

The property is approached from Auden Crescent via a tarmac driveway in front of the property with lawn and shrubs. Two wrought iron gates to the side of the property lead to a vast tarmac drive with parking for numerous vehicles and lawn with tiered shrub and floral beds.

**Double Garage**

with two up and over doors, power and light connected.

**Garden**

The rear garden can be accessed via a wooden side gate from the parking area and comprises a patio with adjacent lawn. The garden is fenced on all sides and offers considerable privacy.



**At a glance...**

- Family Room/Office  
16'2 x 9'3 (4.93m x 2.82m)
- Dining Room  
11'4 x 11'8 (3.45m x 3.56m)
- Lounge  
14'9 x 18 (4.50m x 5.49m)
- Kitchen/Dining Room  
19'6 x 11' (5.94m x 3.35m)
- Master Bedroom  
15'8 x 11'3 (4.78m x 3.43m)
- Bedroom Two  
11'4 x 11'7 (3.45m x 3.53m)
- Bedroom Three  
10'6 x 11'7 (3.20m x 3.53m)
- Bedroom Four  
9'5 x 7'2 (2.87m x 2.18m)
- Bedroom Five  
8'3 x 8'9 (2.51m x 2.67m)

**And there's more...**

- Spacious Detached House.
- Three Reception Rooms.
- Five Bedrooms.
- Three Bathrooms.
- Enclosed Garden.
- Double Garage.
- Parking for Numerous Vehicles.
- No Onward Chain.

**Like the property?**

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.