



69 Hampton Dene Road
Hereford HR1 1UX

Price Guide £495,000



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

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

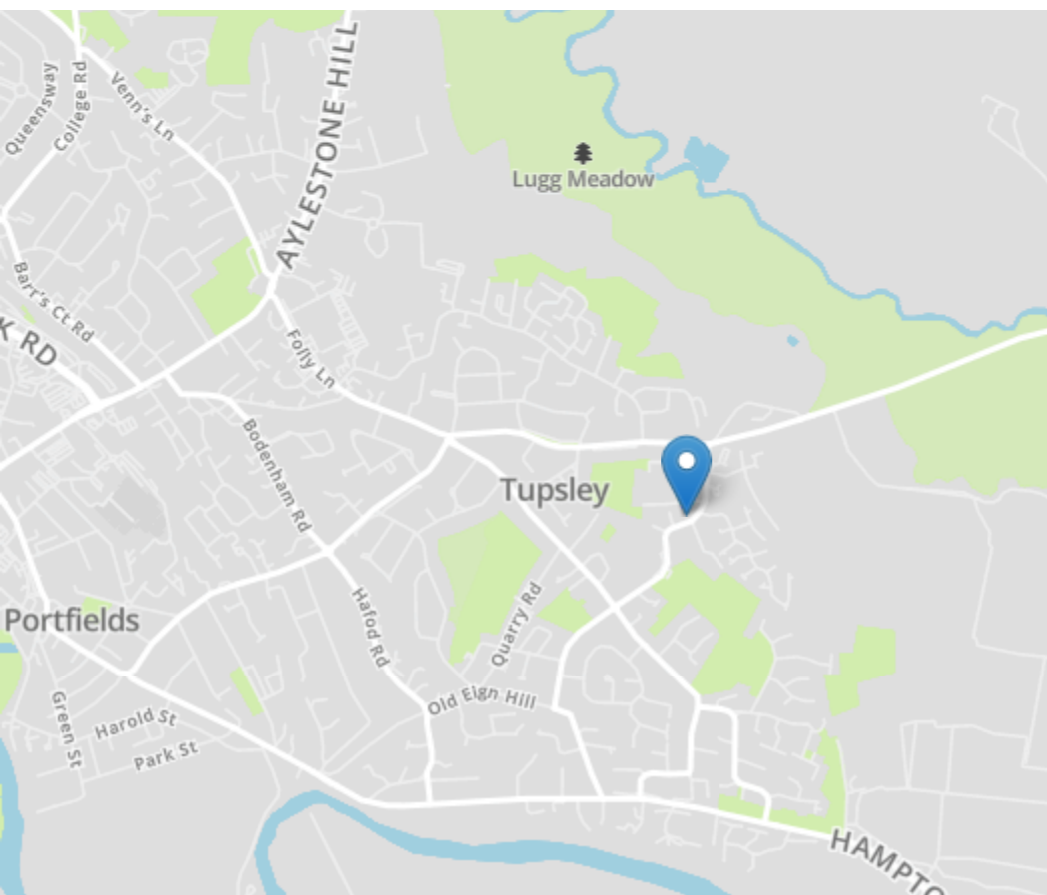
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

DIRECTIONS

From Hereford City proceed east onto A438 Ledbury road, at the traffic lights turn right onto Church Road, at the roundabout take the first exit onto Hampton Dene Road and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' ///tennis.takes.jacket



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 sought after location.
- Five Bedrooms.
- Two Bathrooms.
- Landscaped Garden.
- Double Garage.
- Ample Off Road Parking.
- Three Reception Rooms

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 160.0 sq. metres (1722.0 sq. feet)
69 Hampton Dene Road, Hereford

69 Hampton Dene Road

Situation and Description

Pleasantly located in the sought after area of Hampton Dene, with a host of amenities on your door step, the property has been substantially extended and now offers 5 bedroomed, 2 bathroom accommodation, having 2 reception rooms and also a useful ground floor office with double doors opening onto the garden providing a ideal work from home space. There is also a double garage and ample car parking in this very convenient position.

In more detail the accommodation which benefits from gas central heating and double glazing comprises:

Ground Floor

Reception Hall

with glazed front door, radiator, wood effect flooring, coving. Doors to:

Living Room

4.84m x 4.69m (15' 11" x 15' 5") with bay window with outlook to front and rear, feature brick fireplace with fitted coal effect fire, tiled hearth, dado rail, wall light points, large radiator. Double doors to:

Dining Room

3.40m x 3.48m (11' 2" x 11' 5") radiator, power points, coving, window with outlook to side, multi-glazed door to:

Kitchen

4.88m x 4.45m (16' 0" x 14' 7") fitted with a range of units comprising 1 1/2 bowl sink with mixer tap, full

length working surfaces with full range of cupboards and drawers below, breakfast bar area with seating and storage below, full range of eye level wall cupboards, built-in four ring gas hob with extractor canopy over, double paned radiator, ceiling downlighters, pleasant outlook to the front and side.

Utility Room

3.35m x 2.10m (11' 0" x 6' 11") with single drainer sink unit with storage beneath, laminate working surfaces, space for washing machine and tumble dryer, eye level storage, part tiled walls, wall mounted Worcester gas fired central heating boiler, window overlooking the rear.

Cloakroom

with low flush w.c., wash hand basin, radiator, wood effect flooring, window.

Study

2.54m x 3m (8' 4" x 9' 10") with wood effect flooring, radiator, power points, coving, French double doors opening onto the garden.

First Floor

Landing

with access to roof space, door to Airing Cupboard housing the insulated hot water tank, slatted shelving. Doors to:

Master Bedroom

4.43m x 4m (14' 6" x 13' 1") with attractive bay window with outlook to front, His and Hers fitted wardrobe unit, dado rail, radiator. Door to:

En-Suite

with corner shower unit with Mira shower, shower boarding and glazed folding doors. Pedestal wash hand basin, low flush w.c., large chrome ladder style radiator, window to side.

Bedroom Two

3.40m x 3.32m (11' 2" x 10' 11") with radiator, power points, large fitted wardrobe unit.

Bedroom Three

4.19m x 2.37m (13' 9" x 7' 9") with fitted wardrobe unit with sliding doors, radiator, power points, window to front.

Bedroom Four

2.85m x 2.71m (9' 4" x 8' 11") with wood effect flooring, radiator, power points, window with side outlook.

Bedroom Five

3m x 2.36m (9' 10" x 7' 9") with radiator, power points, window with outlook to front.

Family Bathroom

fitted with white suite comprising panelled bath with electric shower over and glazed screen to side, pedestal wash hand basin, low flush w.c., large chrome ladder style radiator, window.

Outside

Approach

The property is approached from Hampton Dene road over a shared driveway leading to parking for 3 or more cars. The front garden is attractively laid to lawn

with pathway giving access to the front door shrubbery borders and is attractively bounded by stone walling.

Double Garage

5m x 5.65m (16' 5" x 18' 6") with large up and over door, power and light connected, attic storage, personal door to side.

Garden

Accessed via a side gate is an attractive landscaped garden with gravelled areas to one side, lawned garden with mature shrubbery and flower beds. The property is bounded by timber slatted fencing.



At a glance...

- Living Room
4.84m x 4.69m (15'11 x 15'5)
- Dining Room
3.40m x 3.48m (11'2 x 11'5)
- Kitchen
4.88m x 4.45m (16' x 14'7)
- Study
2.54m x 3m (8'4 x 9'10)
- Master Bedroom
4.43m x 4m (14'6 x 13'1)
- Bedroom Two
3.40m x 3.32m (11'2 x 10'11)
- Bedroom Three
4.19m x 2.37m (13'9 x 7'9)
- Bedroom Four
2.85m x 2.71m (9'4 x 8'11)
- Bedroom Five
3m x 2.36m (9'10 x 7'9)
- Double Garage
5m x 5.65m (16'5 x 18'6)

And there's more...

- Two Reception Rooms.
- Five Bedrooms.
- Two Bathrooms.
- Landscaped Garden.
- Double Garage.
- Ample Off Road Parking.

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.