













13 Hatley Road, Wrestlingworth, Bedfordshire, SG19 2EH

OPEN DAY 2ND NOVEMBER - VIEWINGS BY APPOINTMENT ONLY

A rare opportunity to acquire a three bedroom semi detached property in the sought after village of Wrestlingworth. In need of modernising and updating with the potential to extend (STP). The property benefits from a lounge with open fire place, separate dining room, extended kitchen and downstairs bathroom. The property is situated on a generous size plot with a large south facing rear garden backing onto open fields. NO UPWARD CHAIN.

Offers in Excess of £310,000



Hatley Road Wrestlingworth

Approximate Gross Internal Area 969 sq ft - 90 sq m

7'9 x 6'0 2.35 x 1.83m En-suite 6'0 x 3'9 1.83 x 1.15m Kitchen Store 14'2 x 7'8 4.32 x 2.33m Bedroom 3 8'11 x 7'11 2.71 x 2.42m Lounge **Bedroom 1** 17'2 x 11'0 12'11 x 11'0 5.22 x 3.35m 3.94 x 3.35m **Dining Room** Bedroom 2 10'6 x 9'5 13'7 x 8'0 3.21 x 2.86m 4.15 x 2.43m

GROUND FLOOR

Bathroom

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024 **For Illustrative Purposes Only.**

- POPULAR VILLAGE LOCATION
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- IDEAL DEVELOPMENT OPPORTUNITY
- POTENTIAL TO EXTEND (STP)
- GENEROUS PLOT WITH OPEN FIELDS TO REAR
- SOUTH FACING REAR GARDEN
- GARAGE
- OFF ROAD PARKING
- CHAIN FREE
- OPEN DAY 2ND NOVEMBER









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