



Walney Lane, Aylestone Hill, Hereford, HR1 1JD

Offers Over £650,000

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An Executive and Spacious 5 Bedroom Detached Property, nestled in a secluded lane off Aylestone Hill. Offering double garage, off-road parking, multiple downstairs reception rooms and large gardens backing onto the SSSI of Lugg Meadow, enjoying lovely far reaching views. All Offered With No Onward Chain.

Entrance Hall – Sitting Room – Kitchen/Breakfast Room – Dining Room – Conservatory – Study – Utility/Cloakroom – Downstairs WC – Gallery Landing With Boiler Closet – Bedroom 1 With Ensuite & Dressing Room – Bedroom 2 With Ensuite – 3 Further Bedrooms – Family Bathroom – Rear Garden With Views – Double Garage – Driveway

Set at the fringes of Hereford City yet surrounded by open countryside, this capacious family home is tucked away down a private lane with only one other dwelling, offering the convenience of a private driveway and double garage. Presented in neutral decor, this currently vacant property awaits a personal touch. With versatile living spaces and a prime location, the property has huge potential to be a stunning abode with a touch of cosmetic enhancement.

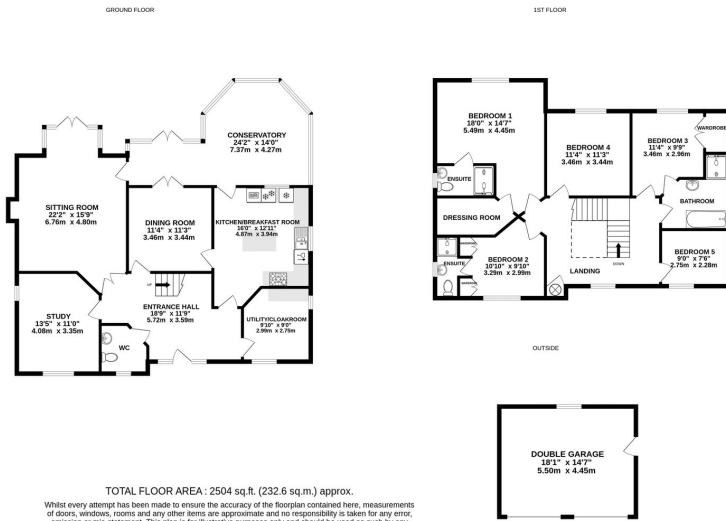
The Property

Entrance Hall – Beyond a rain sheltering porch lies the carpeted entrance hall, which is central to the downstairs and provides door access to all reception rooms, with a downstairs WC to the left-hand side.

Sitting Room – At over 6m in length, this main reception room is impressively spacious, benefitting from fitted carpets and fully glazed French doors out to the garden, allowing a flood of natural light in.

Kitchen/Breakfast Room – Fitted in a range of shaker floor & wall units, solid wood countertops, LED spotlights and integral appliances - including double oven, gas hob with extractor fan over, dishwasher, fridge, freezer and porcelain sink & a half with drainer. A central





TOTAL FLOOR AREA: 2504 sq.ft. (232.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 5 Bedrooms; 3 Bathrooms
- Multiple Downstairs Reception Rooms
- Nestled in Secluded Lane off Aylestone Hill
- Offered With No Onward Chain
- Executive Detached House With Double Garage
- Lovely Views Across SSSI

