



## 30 Braemar Gardens

Hampton Park  
Hereford  
HR1 1SJ

**£550,000**

- Sought-after residential location
- 4 bedrooms detached house
- Utility room & downstairs WC
- Double garage & parking
- Ideal family home
- Must be viewed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

64 D      68 D

# 30 Braemar Gardens, Hampton Park, Hereford HR1 1SJ

Situated in this highly sought after residential location, a fantastic four bedroom detached home offering ideal family accommodation. Comprising three receptions to the ground floor with a separate kitchen/dining room, downstairs W/C & utility room. To the first floor there are four bedrooms and family bathroom with the main bedroom benefitting from an en-suite. The property also benefits from a double garage with parking to the front, a private enclosed rear garden with additional garden space to the front of the property.

## Ground Floor

With canopy porch and entrance door leading into the

## Reception Hall

With fitted carpet, two ceiling light points, radiator, double glazed window to the front aspect, central heating thermostat, carpeted stairs leading up with useful under stair storage cupboard and doors to

## Sitting Room

With fitted carpet, coving, three fitted wall lights, two radiators, large double glazed bay window to front, gas coal living flame fireplace with feature surround and double doors opening into the dining room.

## Dining Room

With fitted carpet, ceiling light point, radiator, coving and double glazed french doors and windows out to the rear garden.

## Kitchen/Breakfast Room

A fitted kitchen with matching wall and base units with ample work surface space over, 1 1/2 bowl sink and drainer unit, integrated four ring gas hob with extractor over, integrated double oven, dishwasher and fridge/freezer, large double glazed window to the rear garden, ceiling light point, radiator and archway opening into the dining area with ceiling light point, double glazed window, radiator and door to the utility room.

## Study

With fitted carpet, ceiling light point, radiator, coving and feature double glazed bay window to the front aspect.

## Downstairs WC

With low flush w/c, pedestal wash hand basin with part tiled splash back, radiator, ceiling light point, double glazed window and fitted carpet.

## Utility Room

With fitted base units with work surface space over and stainless steel sink and drainer, under counter space for washing machine and tumble dryer, wall mounted gas central heating boiler, radiator, double glazed window, door out to the side access pathway leading to the rear garden and door into the double garage.

## First Floor Landing

With fitted carpet, radiator, ceiling light point, loft hatch, airing cupboard housing the hot water system, double glazed window to the front and doors to

## Bedroom 1 with En-suite

A large main bedroom with fitted carpet, ceiling light point, radiator, feature double glazed bay window to the front aspect, large double fitted wardrobe and door into the

### En-suite shower room

Comprising large double width shower cubicle with mains fitment shower over, wash hand basin with storage under, low flush w/c, heated towel rail and double glazed window.

## Bedroom 2

With fitted carpet, ceiling light point, radiator, two double glazed window with outlook to the rear garden and a fitted single wardrobe.

## Bedroom 3

With fitted carpet, ceiling light point, radiator, double built in wardrobe and double glazed bay window to the front aspect.

## Bedroom 4

With fitted carpet, radiator, ceiling light point, double glazed window to the rear aspect and double built in wardrobe.

## Bathroom

Three piece suite comprising panelled bath with shower head attachment over and tiled surround, wash hand basin with storage below, low flush w/c, heated towel rail and double glazed window.

## Outside

To the rear a private and good sized garden mostly laid to lawn with a paved patio area, bordered with an array of plants and trees and enclosed by a mix of hedging, fencing and brick walling. There is a side access pathway leading to the front. To the front, a good sized plot with ample off road parking and a good sized area of lawn. The property also benefits from owning a further patch of land to the front which is lawned with hedging and trees.

## Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

## Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.