



Hangleton Road

Hangleton

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A spacious and versatile family home in the heart of Hangleton, boasting superb views, off-street parking, and a self-contained garden annexe.

This beautifully presented and generously proportioned home offers flexible accommodation arranged over three floors.

The ground floor features a welcoming entrance hall leading to a bright and airy living room with a distinctive bay window. The dining room sits centrally and flows into a conservatory area, providing an ideal connection to the garden. A well-appointed kitchen, separate utility room and ground-floor WC complete this level.

On the first floor, there are three well sized bedrooms, with the main bedroom benefitting from built-in wardrobes, along with a family bathroom. The second floor offers two further spacious rooms, including an excellent bedroom or home office, plus an additional bathroom, perfect for older children, guests, or those working from home.

Externally, the property enjoys a sizeable south-east facing rear garden, offering plenty of sunshine throughout the day with areas perfectly suited to outdoor dining and relaxing. Set within the garden, the self-contained annexe provides exceptional flexibility, featuring a generous double bedroom, a modern bathroom and its own private entrance. This space is ideal for multi-generational living, an office space or visiting family.

The property also benefits from off-street parking, adding further convenience.

Overall, this is a truly substantial and beautifully arranged home, superbly positioned within Hangleton, offering outstanding flexibility, breathtaking views and excellent day-to-day convenience.

➤ **Guide Price** £675,000-£700,000

5



1



2



tbc



TOTAL FLOOR AREA:
1932.48 sq. ft. (179.6 sq. m.) approx





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