





Bredon Drive, Kings Acre, Hereford, HR4 0TN

Guide Price £400,000

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A Well Presented & Spacious Detached 4 Bedroom Town House Set Across 3 Floors, offering generous family living and situated on the fringes of Hereford City in the popular Kings Acre district.

**Entrance Hall – Sitting Room – Kitchen/Breakfast Room – Dining Room/Office – Downstairs WC – Bedroom 1 With Ensuite – 2 Further Double Bedrooms – Single Bedroom – Family Bathroom – Airing Cupboard – Rear Gardens – Garage & Studio Room – Off-Road Parking for Multiple Vehicles**

This family home is well presented throughout and includes a recently fitted contemporary Kitchen/Breakfast Room. The Dining Room/Office offers flexibility for modern living and working from home, accompanied by a studio room at the rear of the garage, which could also serve as a home office. The property has recently undergone refurbishment, including new carpets in the hall, stairs, landing and sitting room, as well as a new Worcester combi-boiler. Views of open fields at the rear of the property are a beautiful reminder that Herefordshire countryside is just a brief stroll away.

### Practicalities

Herefordshire Council Tax Band 'F'  
Gas Central Heating (New Worcester Boiler & Smart Thermostat)  
Air Conditioning/Heating Units x 3  
Double Glazed Throughout  
All Mains Services  
Superfast Fibre Available

### Directions

From Hereford, take the A438 towards Brecon along Whitecross Road. After approximately 1 mile at the monument roundabout, take the 2nd exit onto Kings Acre Road and proceed for 3/4 of a mile. Turn right into Cotswold Drive and take the 3rd right onto Pentland Gardens. Your next left takes you onto Bredon Drive where the property can be found on the far right-hand side.





- 4 Bedrooms; Detached
- Backing Onto Open Countryside
- Nestled in Corner of Quiet Cul-De-Sac
- Ample Parking & Garage
- Air Conditioning
- Stunning Contemporary Kitchen

