







## 29 Endcliffe Glen Road

Endcliffe • Sheffield • S11 8RW

Asking Price £550,000

Effectively extended 4-bedroom family home within walking distance of Endcliffe Park. Generously proportioned, flexible living space retaining period features and charm. The hub of the home is an open plan kitchen, overlooking a wraparound private garden. Benefits from modern kitchen and bathroom, versatile outbuilding, ideal space for a home office and driveway. The ground floor comprises of 2 good sized reception rooms complemented by period features fused with modern décor and Amtico floor, creating a lovely, homely feel. The kitchen has been extended to create a stunning family kitchen fitted with gloss units, contrasting worktops and breakfast bar overlooking the garden. There is space and plumbing for freestanding appliances and adjoining utility room housing the boiler and providing side door access. The first-floor features 3 double bedrooms and a smaller fourth, all well presented with neutral carpet, the main bedroom is complemented by box bay window and stylish tones. The cheerful bathroom is styled in bold, contemporary colour with hexagonal tiles, equipped with modern 3-piece white suite and separate corner shower enclosure. The loft space is fully boarded providing great potential to convert subject to necessary building consents. Externally a driveway with front garden creates off street parking. A private, enclosed wraparound garden offers a mix of patio, artificial lawn and established planting with versatile outbuilding, ideal for home office, playroom or gym. Endcliffe Glen Road is an extremely popular road well placed for local shops and amenities on Ecclesall Road and Sharrow Vale, including a variety of cafes, restaurants and bars, along with highly regarded local schools, Endcliffe Park and the Botanical Gardens, recreational facilities and access to the city centre, hospitals, universities and the Peak District.





- Extended Semi Detached Family Home
- 4 Bedrooms & Modern Bathroom
- Walking Distance of Endcliffe Park
- Spacious Family Kitchen & Separate Utility
- 2 Reception Rooms with Period Features

- Reputable Schools Within Catchment
- Wraparound Garden & Versatile Outbuilding
- Driveway Providing Off Street Parking
- Leasehold 800 years from 25th March 1929
- Council Tax Band D, EPC Rating C



# 29 ENDCLIFFE GLEN ROAD

APPROXIMATE GROSS INTERNAL AREA = 129.9 SQ M / 1398 SQ FT

OFFICE / STORE = 7.6 SQ M / 82 SQ FT

TOTAL = 137.5 SQ M / 1480 SQ FT

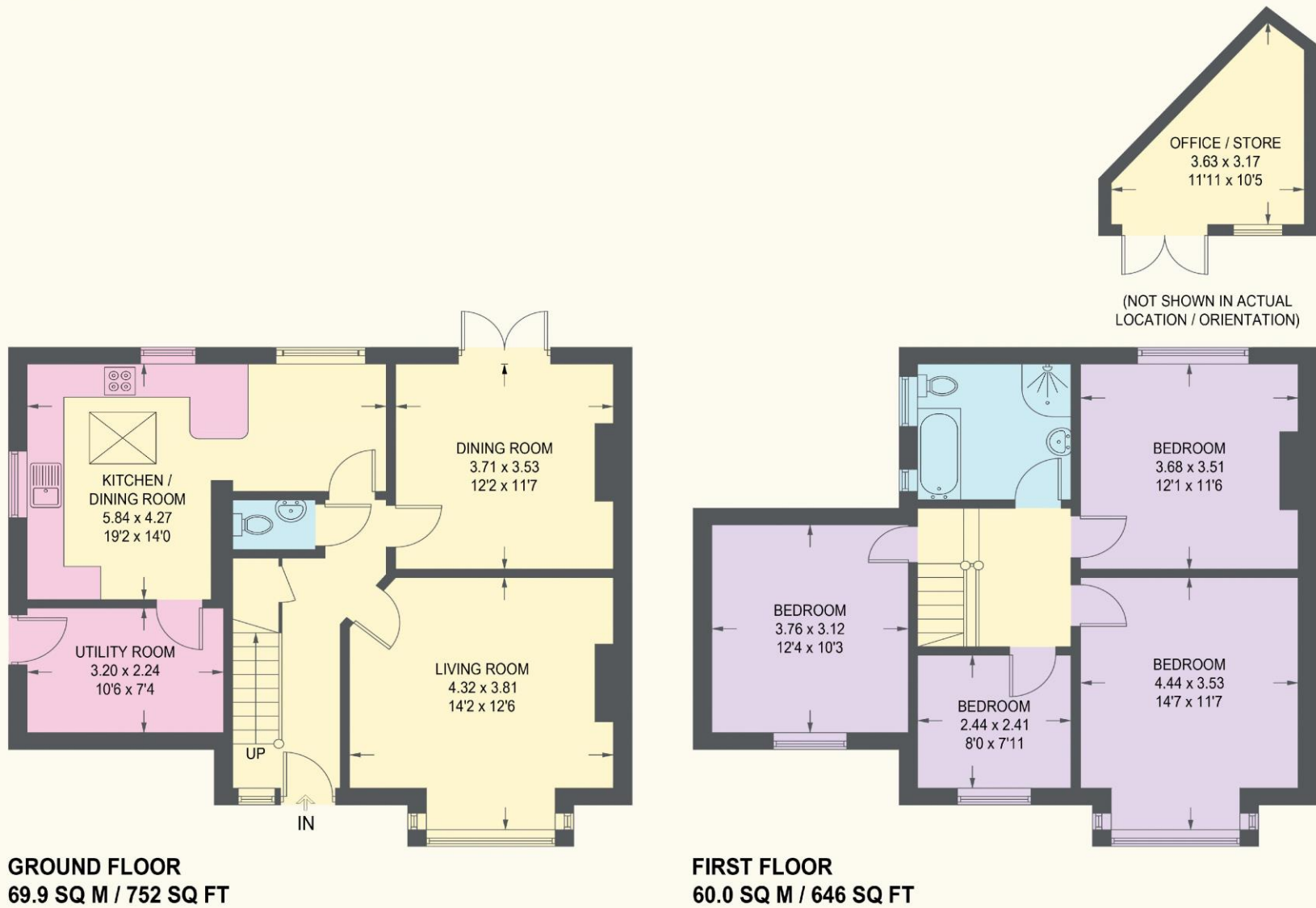


Illustration for identification purposes only, measurements are approximate, not to scale.



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