



Williams

Williams Estate Agents

Present:

Greenways
Munstone Road
Hereford, HR1 1LG

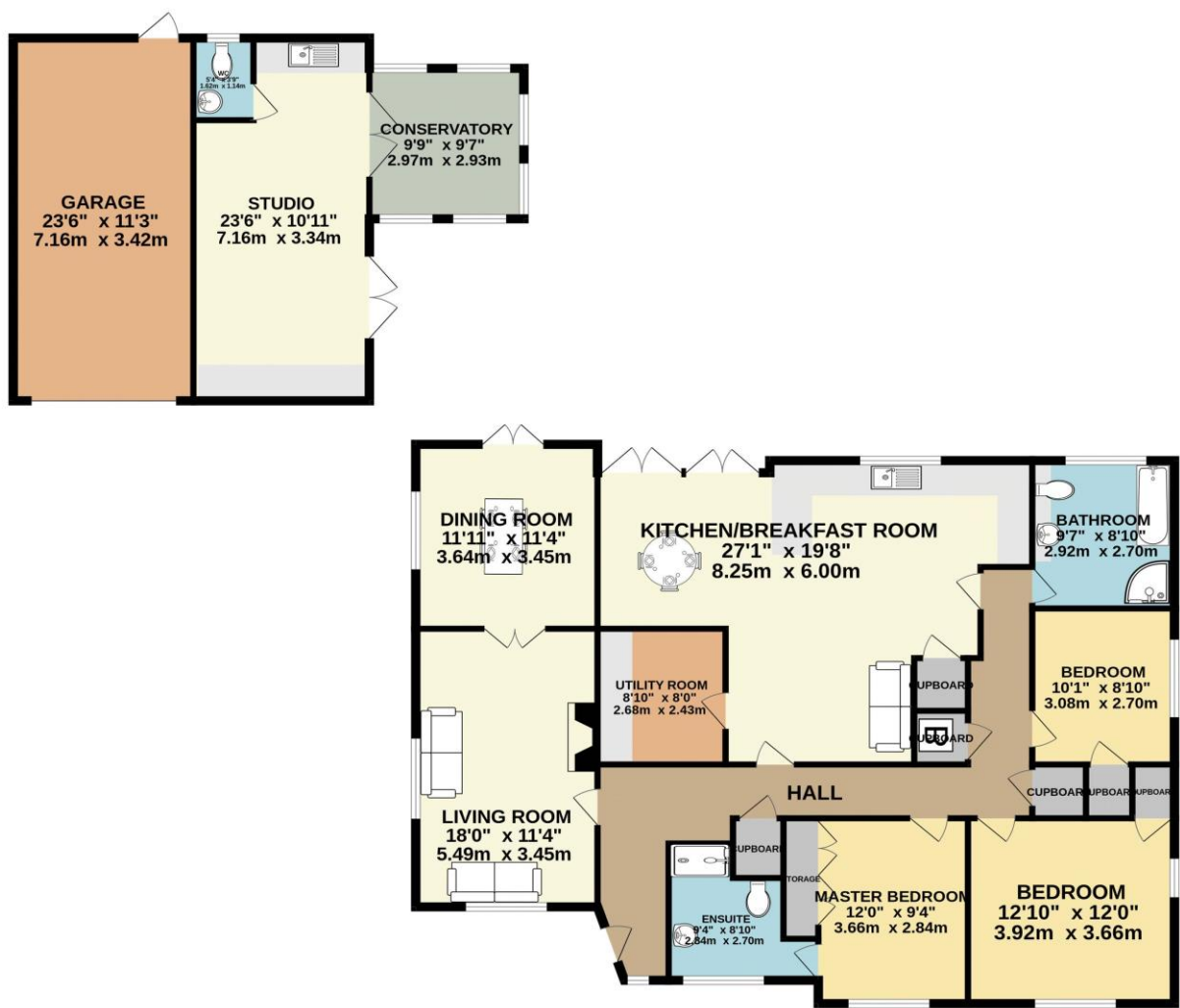
£515,000

Superb Detached Bungalow - Three Bedrooms & Ensuite - Detached Garage & Studio/ Office - Set In Lovely Gardens -
Spacious Accommodation -

Greenways Munstone Road, , Hereford, HR1 1LG

The Property: ***Williams Estate Agents are delighted to offer*** A spacious 3-Bedroom Detached Bungalow with additional purpose built Studio , Countryside Views – Three Main Receptions - En Suite Off Main Bedroom and Garage. Positioned on the northern edge of Hereford just off Roman Road, this well-presented and generously sized, three-bedroom detached bungalow enjoys glorious open countryside views to the front and offers flexible accommodation throughout. The main property features three good-sized bedrooms, including a principal bedroom with modern en-suite shower room, along with three main versatile reception rooms suited to a range of lifestyles. A generous kitchen is supported by a separate utility room, and the home benefits from central heating, double glazing and four Panasonic wall mounted air source heating/cooling units, as well as gas central heating. To the rear side of the property, there is a garage as well as a thoughtfully designed self-contained studio/annexe, complete with plumbing, WC, water supply, and a light-filled pitched ceiling with skylights. A recently added conservatory extends this space, providing a peaceful spot to enjoy the garden and surroundings — ideal for use as a home office or creative workspace. Set within mature gardens, the property offers both privacy and a semi-rural feel, while still being within easy reach of Hereford's amenities and road links. Directions: Leave Hereford city on the A49 North. At the roundabout, turn right onto Roman Road (signposted Leominster). Continue along Roman Road and take the left turn at the BMW garage into Munstone Road. The property is located a short distance along on your left hand side. Internal viewings is strictly advised by Williams Estate Agents to appreciate the space

GROUND FLOOR



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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ACCOMMODATION

Please Refer To Floorplan For Measurements.

Entrance Hall

With secure feature door into hall which links the whole bungalow, storage cupboards, doors off to:

Sitting Room

With twin double glazed aspect, fireplace, air conditioning unit, double doors to Dining Room with double glazed window to side and doors to garden.

Snug

Leads from the main hall and accesses the Utility Room, kitchen and further breakfast room with double glazed folding doors to garden, air conditioning unit a range of base and wall units, sink, larder cupboard providing useful space, door to sleeping accommodation area.

Bathroom

With double glazed window, fully tiled with bath, shower cubicle, wc and wash hand basin complimented with a vanity unit.

Bedroom 3

With double glazed window and built in wardrobe.

Bedroom 2

With double glazed window, air conditioning unit, built in wardrobe, views of countryside.

Bedroom 1

With double glazed window looking out to countryside views and the generous front garden, built in wardrobe suite, door to:

En Suite

With double width shower, Wc, wash hand basin, double glazed window, superbly tiled.

Garage & Studio

With up and over door, personal door to rear, power and light. Studio: With space for a number of users, air conditioning unit, power and light with sink and separate Wc, doors to double glazed conservatory, overlooking the gardens and main property.

Exterior

The property is approached over a driveway with useful turning area leading to the Garage. Lawned gardens extend around the side and front of the property.. The rear garden is mainly laid to lawn with extensive patio leading to the side, which also offers an attractive pond, further lawned area and growing area. The property also benefits from

double glazing, central heating, Four Panasonic warm/cool air filters, mains gas and electric with septic tank drainage. (Regularly Inspected). Council Tax: E - 2,914.53 Epc rating : D

Hereford Office

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

These PARTICULARS are for guidance purposes only. Williams do not survey the property. They do not constitute any part of an offer or contract. All information released by Williams Estate Agents should be confirmed by a solicitor before you exchange contracts.