



42 FANSHAWS LANE,
BRICKENDON, SG13 8PF
PRICE GUIDE £525,000

W.SIMPLY HOMES.BIZ

T: (01992) 558557
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INTRODUCTION

SG13 -An IMMACULATE 4 Bedroom, 2 Bathroom family home with large kitchen/diner overlooking the gardens that back onto Woodlands. Idyllic and peaceful location surrounded by fields and country walks. Walking distance to Bayford BR with links into London. Local Bayford JMI School & ideal for Richard Hale/Simon Balle/Presdales Senior schools.

ENTRANCE HALLWAY

Central heating radiator, space for boots and coats, understairs storage, central heating radiator, leading to;-

LIVING ROOM 3.961 X 3.485 (13'0" X 11'5")

Large front aspect double glazed window, central heating radiator, wood burning stove (operational).

KITCHEN/DINER 5.4 X 3.961 (17'9" X 13'0")

Range of base units with granite top inset sink, double oven with hob & hood over, space for washing machine, storage cupboard, front & side aspect double glazed windows, side aspect UPVC door, rear aspect double glazed french doors to garden, central heating radiator.

FIRST FLOOR

LANDING

Side aspect double glazed window, airing cupboard.

BEDROOM ONE 3.96 X 3.49 (13'0" X 11'5")

Front aspect double glazed window, central heating radiator

BEDROOM TWO 3.6 X 3.515 (11'10" X 11'6")

Rear aspect double glazed window, central heating radiator

BEDROOM THREE 2.337 X 2.3 (7'8" X 7'7")

Side aspect double glazed window, central heating radiator



FAMILY BATHROOM 2.02 X 1.652 (6'8" X 5'5")

Fully tiled with large bath and glass shower screen for shower over. Low level W.C., wall mounted hand wash basin, heated towel rail, wall mounted bathroom cupboards.

SECOND FLOOR

GUEST SUITE

BEDROOM 4.877 X 2.852 (16'0" X 9'4")

Large velux roof window to front aspect and rear aspect french doors with mini balcony. Central heating radiator, eaves storage.

EN-SUITE 1.814 X 1.702 (5'11" X 5'7")

Part tiled, with heated towel rail, low level W.C., pedestal hand wash basin

EXTERNAL

REAR GARDEN

Patio area, large decked area with built in LED lighting, the rest is laid to lawn.

FRONT GARDEN

Path way and flower beds, mature plants.

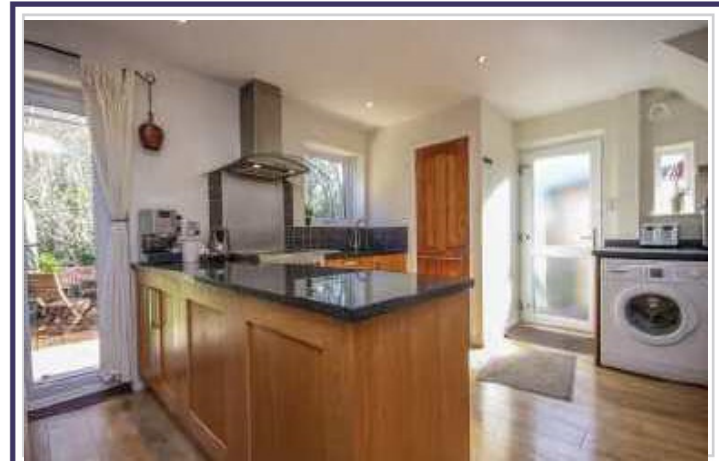
PARKING

Plentiful parking on the street.

Directions



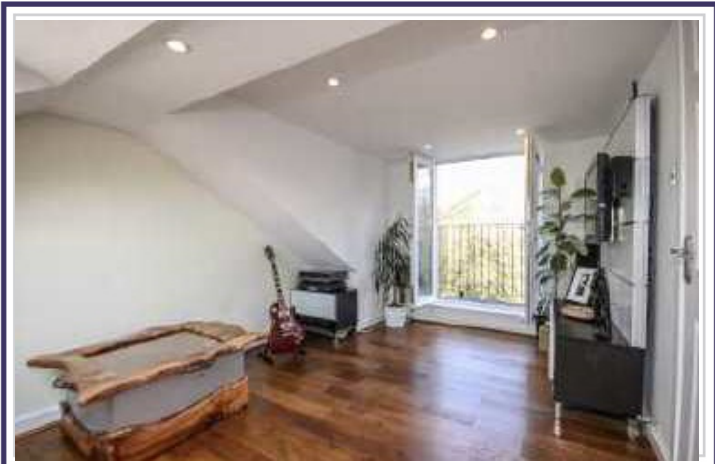
From Simply Homes drive past Marks and Spencer on the RHS, at roundabout take 3rd exit onto Gascoyne Way A414, at next roundabout take 1st exit onto Hale Road, B158, at the roundabout take 1st exit onto Pegs Lane, B158, at the roundabout take 1st exit onto Hornsmill Road, B158. Turn left onto Brickendon Lane, Turn right onto Fanshaws Lane, turn right and you have reached your destination.

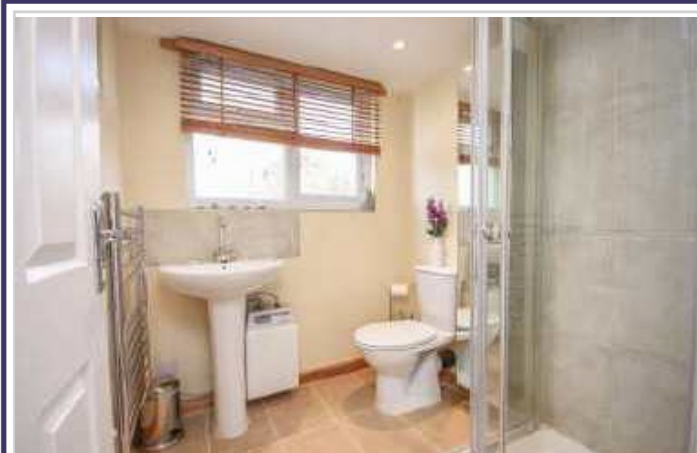












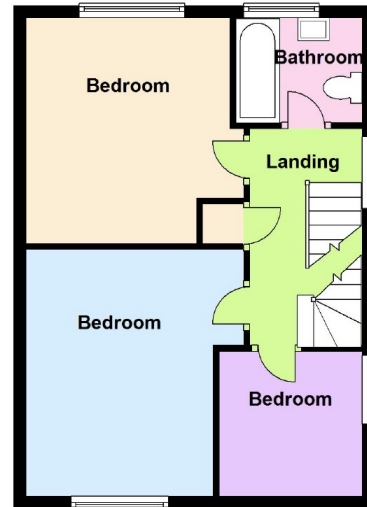
Ground Floor

Approx. 40.3 sq. metres (433.3 sq. feet)



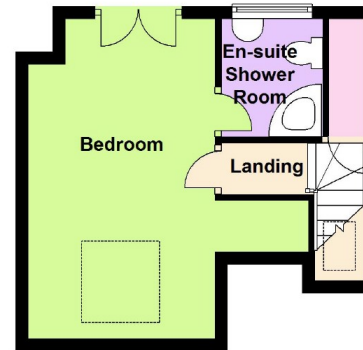
First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)

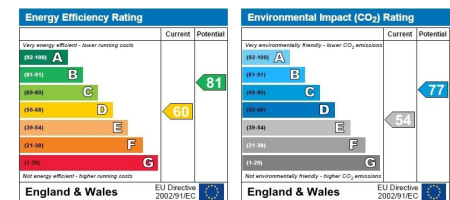


Second Floor

Approx. 23.5 sq. metres (253.1 sq. feet)



Total area: approx. 103.9 sq. metres (1118.1 sq. feet)



GENERAL

SERVICES

Mains water & electricity. Drainage to Shared Klargestor system serving 6 Former Estate Cottages.

COUNCIL TAX BAND

Council Tax Band D £1539.09
(2016/2017)

LOCAL AUTHORITY

East Hertfordshire District Council, The Causeway, Bishop Stortford, Herts CM23 2EN
Tel 01279 655261

TRANSPORT CONNECTIONS

Bayford (0.5 mi)
Hertford North (3.0 mi)
Hertford East (3.0 mi)

**VIEWING STRICTLY BY
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