



- Superb Detached Family House
- Sought-After Village Location
- Three Reception Rooms
- Separate Kitchen & Utility Room
- Ground Floor Cloakroom/WC
- Four Good-Size Bedrooms
- First Floor Family Bathroom
- South-East Facing Garden
- Driveway Parking & Garage

PELHAM ROAD, BRAUGHING, NR WARE

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Ensum Brown are excited to offer this beautifully presented detached family house positioned on a good-size plot in a desirable village location. Featuring 3 reception rooms, fitted kitchen, ground floor WC and on the first floor 4 bedrooms plus family bathroom. Delightful rear garden overlooking fields. Driveway parking and garage.

GUIDE PRICE

£700,000

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT
Ensum Brown are excited to bring to the market this beautifully maintained four bedroom detached house occupying an elevated position and situated in this desirable village location within a short drive to the neighbouring towns of Ware, Buntingford and Bishop's Stortford. Rarely available in this location, a viewing is recommended.

On arrival the property is set back from the road with a block paved driveway providing ample parking for up to four vehicles and this leads to a good-size garage ideal for storage. There are brick retaining walls and a low maintenance front garden. Steps lead up to the composite front door which leads into the bright and welcoming entrance porch offering tiled flooring, obscured double glazed window to the front and side aspects plus space for hats and coats storage. Located off the entrance hall there is a cloakroom/WC with tiled flooring, partly tiled walls, low level flush WC, wash hand basin and obscured double glazed window to the side aspect.

Stepping into the spacious dining room, this is a glorious room ideal for family get-togethers and benefits from wood flooring, two radiators and double glazed window to the front aspect. Door to under-stairs storage cupboard housing gas central heating boiler and stairs rising to the first floor. A door leads through to the kitchen with double doors to the living room. Moving into the fitted kitchen, this is fully equipped with a matching range of cream wall and base units with laminate worktops over. Vinyl flooring, partly-tiled walls and double glazed window to the rear aspect overlooking the wonderful rear garden plus double glazed single door to the side aspect. Integrated tall fridge and dishwasher, 4-ring hob with extractor over and built-in Bosch double oven.

The utility room/study is adjacent to the fitted kitchen and this features wood flooring, double glazed windows to the front and side aspects and radiator. Also offering a range of cream wall and base units with laminate worktops over and an integrated tall freezer. Built-in cupboard with space for washing machine and dryer. There is also a built-in desk with storage providing an ideal office space. Heading into the living room, this is a superbly spacious and bright room with wood flooring, feature gas fire, two radiators, TV point and double glazed window to the side aspect. Bi-folding doors open on to the meticulously maintained rear garden.

The carpeted landing is a generous space with doors leading off to the four bedrooms and family bathroom. The landing features a lovely stained glass window to the side aspect, loft hatch providing access to a part-boarded loft space with ladder fitted and power connected.

The principal bedroom is a very good size and located at the back of the property offering far-reaching views over open fields and the rear garden. Built-in wardrobes, laminate flooring, radiator and double glazed window to the rear aspect. The second bedroom is also a good-size double room with vinyl flooring, fitted wardrobes, radiator and double glazed window to the rear aspect again with the great views. The third and fourth bedrooms are located at the front of the property both featuring vinyl flooring, fitted wardrobes, radiator and double glazed window to the front aspect.

Completing the first floor accommodation is the tastefully re-fitted family bathroom with a three piece suite to include wash hand basin with chrome mixer tap and storage cupboard under, low level push flush WC and bath with wall-mounted chrome shower and screen. Spotlights to ceiling, built-in mirrored storage cupboard and chrome wall-mounted heated towel rail.

Stepping outside, the south-east facing garden is a particularly fine feature of this delightful property. Commencing with a full-width patio area leading to a large area laid to lawn with mature plant, shrub and hedge borders. The garden tapers to a point with a summerhouse and also offers side access to the front of the property. An absolutely ideal space for socialising, it is secluded and would suit a growing family.

The property previously had plans drawn up and approved to add a first floor extension above the garage and utility room and whilst these plans have now lapsed we foresee no reason why you could not re-submit them to East Herts District Council for approval.

In conclusion, this is a great opportunity purchase a beautifully presented and rarely available detached property which offers great living versatility in a superb village location, a must see house!

LOCATION - BRAUGHING
Braughing is one of Hertfordshire's finest villages and is situated just a short drive north of Ware via the A10. The village offers an idyllic lifestyle choice with a wealth of period property, St. Mary's Church, a Post Office store, three public houses/restaurants. The village also benefits from having an Ofsted rated "Outstanding" school, Jenyns First School & Nursery. The neighbouring towns of Ware (7.5 miles) and Bishop's Stortford (9.5 miles) both provide extensive amenities including fast rail links into London Liverpool Street.

