



Whitebarns, Furneux Pelham, SG9 0JH

CHEFFINS

Whitebarns

Furneux Pelham,
SG9 0JH

- Detached home
- Open plan kitchen/diner
- Stunning views
- Three/four bedrooms
- Refitted bathroom
- Private garden and workshop

A spacious three/four bedroom detached property situated in a popular residential location with views over adjoining countryside. The property has been updated in recent years providing spacious and well-presented accommodation. Outside there is ample off street parking, a garden and workshop.

4 1 2

Guide Price £500,000





LOCATION

The village of Furneux Pelham offers an excellent Primary School and Public House and is surrounded by rolling countryside on the Hertfordshire and Essex border. The village of Brent Pelham is a mile away with the market town of Bishop's Stortford approximately 7 miles offering an excellent range of amenities, including shopping facilities, schooling for all ages and many sports and social facilities. There is a mainline railway station with connections to Liverpool Street. The M11 intersection, just outside the town, offers connections to London and the M25. London's third International Airport is at Stansted.

GROUND FLOOR**ENTRANCE HALL**

Entrance door, staircase rising to the first floor with understairs storage cupboard and doors to adjoining rooms.

SITTING ROOM

Window to the front aspect and feature fireplace.

INNER HALLWAY

Opening to bedroom 4 and door to:

CLOAKROOM

Comprising ceramic wash basin, low level WC and window to the front aspect.

BEDROOM 4

Window to the front aspect and lantern window providing a good degree of natural light.

KITCHEN

Fitted with a range of base and eye level units with worktop space over, incorporating breakfast bar and central island, electric oven, induction hob, double sink unit, space and plumbing for dishwasher and American style fridge freezer. Opening to the conservatory and door to:

UTILITY ROOM

Fitted storage cupboards, space and plumbing for washing machine, window to the rear aspect and part-glazed door opening to the garden.

CONSERVATORY

Windows to the rear and side aspects and French doors opening to the garden.

FIRST FLOOR**LANDING**

Windows to the side and rear aspects, access to the loft space and doors to adjoining rooms.

BEDROOM 1

Window to the front aspect.

BEDROOM 2

Window to the rear aspect.

BEDROOM 3

Window to the front aspect.

BATHROOM

Comprising panelled bath with shower over, low level WC, ceramic wash basin with vanity unit beneath and heated towel rail.

OUTSIDE

To the front of the property is a gravelled driveway providing off-street

parking. There is gated side access to the rear garden which is predominantly laid to lawn with a paved terrace for alfresco entertaining and pleasant views over the adjoining countryside.

DETACHED WORKSHOP

Part glazed door and window to the side aspect. Power and lighting connected.

MATERIAL INFORMATION

- Tenure - Freehold
- Council tax band - D
- Utilities/services - Mains water, drainage and electricity.
- Cable/satellite TV, telephone and broadband connected.

VIEWINGS

By appointment through the Agents.



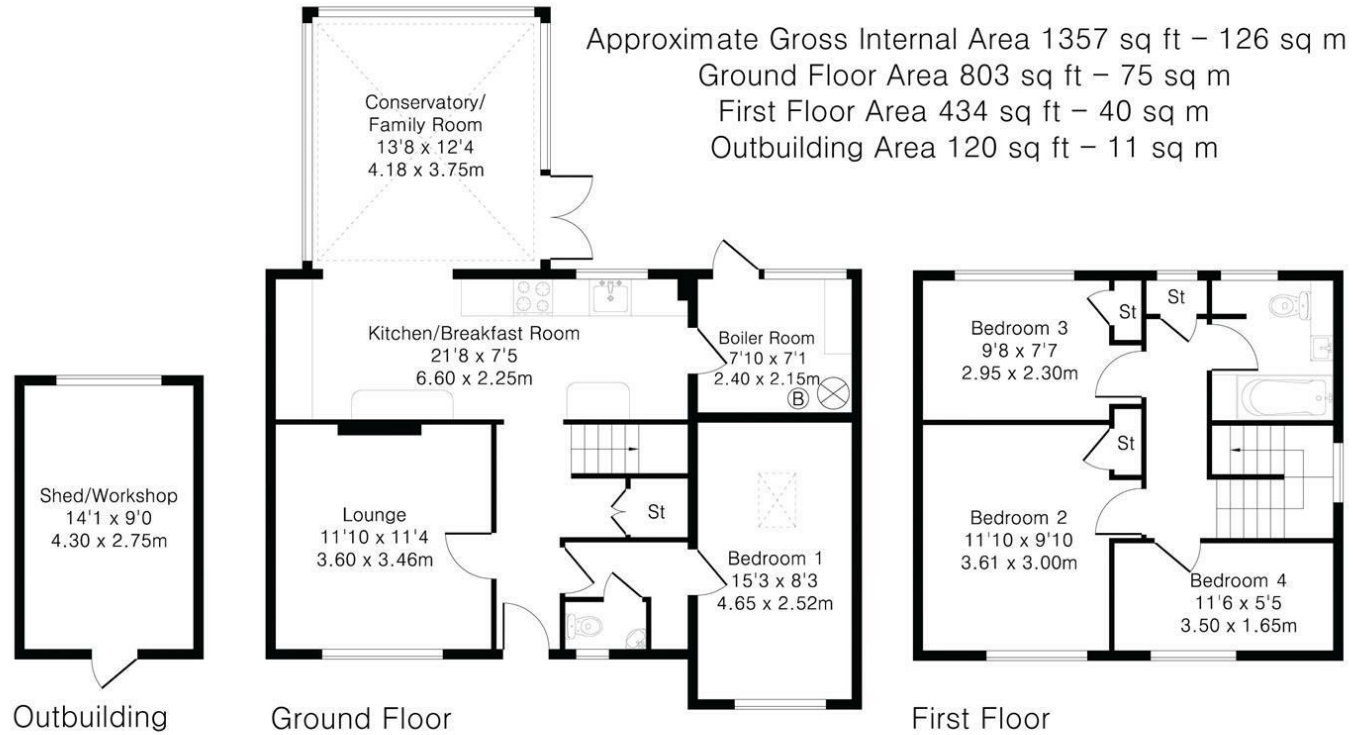


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	74
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £500,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Hertfordshire





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.