



**The Crescent, Cottered**

**Price £425,000**



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# The Crescent, Cottered

Located in a quiet area of this sought after East Hertfordshire Village. The property which is set back from the road, has three bedrooms and presented in good order throughout. Benefits from ample parking, detached garage and large rear garden.

- 3 Bedroom extended end terrace
- Recently renovated shower room
- Sitting room with feature fire
- Detached garage
- LPG (sensor). Boiler serviced Aug 2023
- Corner plot with front, side and 160ft rear garden
- Solid oak kitchen with pewter hardware
- Dining Room opening on to garden
- Parking for up to 4 vehicles
- Quiet location

## Ground Floor

### Entrance

Security lamps. uPVC and glazed front door.

### Entrance Hall

Timber effect floor. Glazed window to front aspect. Radiator. Turning stairs with panelled stair case leading to first floor. Timber and glazed door leading to sitting room. Glazed door to rear. Timber doors to:

### Kitchen

11'5" x 8'10"

Quality solid oak range of eye and base level kitchen units with pewter hardware. Laminate counter over and tiled splashbacks. Integrated double oven with 4 ring electric hob and extractor over. Stainless steel sink and drainer with chrome mixer taps. Fully tiled floor. Space and plumbing for washing machine and dishwasher. Window to front aspect. Radiator.

### Shower Room

8'2" x 4'0"

Recently renovated modern shower room incorporating glazed walk in shower cubicle with power shower. Range of vanity cupboards and contemporary style wash hand basin set within floating vanity unit. Low level flush W/C. Tiled floor and part tiled walls. Tall chrome ladder style radiator. Inset ceiling lights. Obscure window to rear aspect. Access to ground floor unboarded loft.

### Cloakroom

4'7" x 3'7"

Pedestal wash hand basin with chrome mixer taps and low level flush WC. Radiator. Tiled floor. Tiled splashbacks. Obscure window to rear aspect.

### Sitting Room

15'11" x 10'11"

Window to front aspect. Wood effect floor. Feature electric fire. Storage cupboard housing hot water tank. Storage cupboard under the stairs. Timber and glazed door to:

## Dining Room

15'3" x 8'8"

Two radiators. Two windows to rear aspect. Glazed door to garden access. Storage cupboard. Door to hallway.

## First Floor

### Landing

Access to loft. (unboarded)

### Master Bedroom

15'0" x 9'2"

Storage cupboard over stairs. Tow double fitted wardrobes. Radiator. Window to front aspect.

### Bedroom Two

10'7" x 10'4"

Radiator. Window to rear aspect.

### Bedroom Three

8'4" x 7'6"

Radiator. Window to rear aspect.

## Outside

### Front Garden

Corner plot with blocked paved driveway for up to 4 vehicles. Laid to lawn with mature shrubs and bushes. Picket fencing.

### Detached Garage

Up and over garage door. Large spacious garage with door access to rear.

### Rear Garden

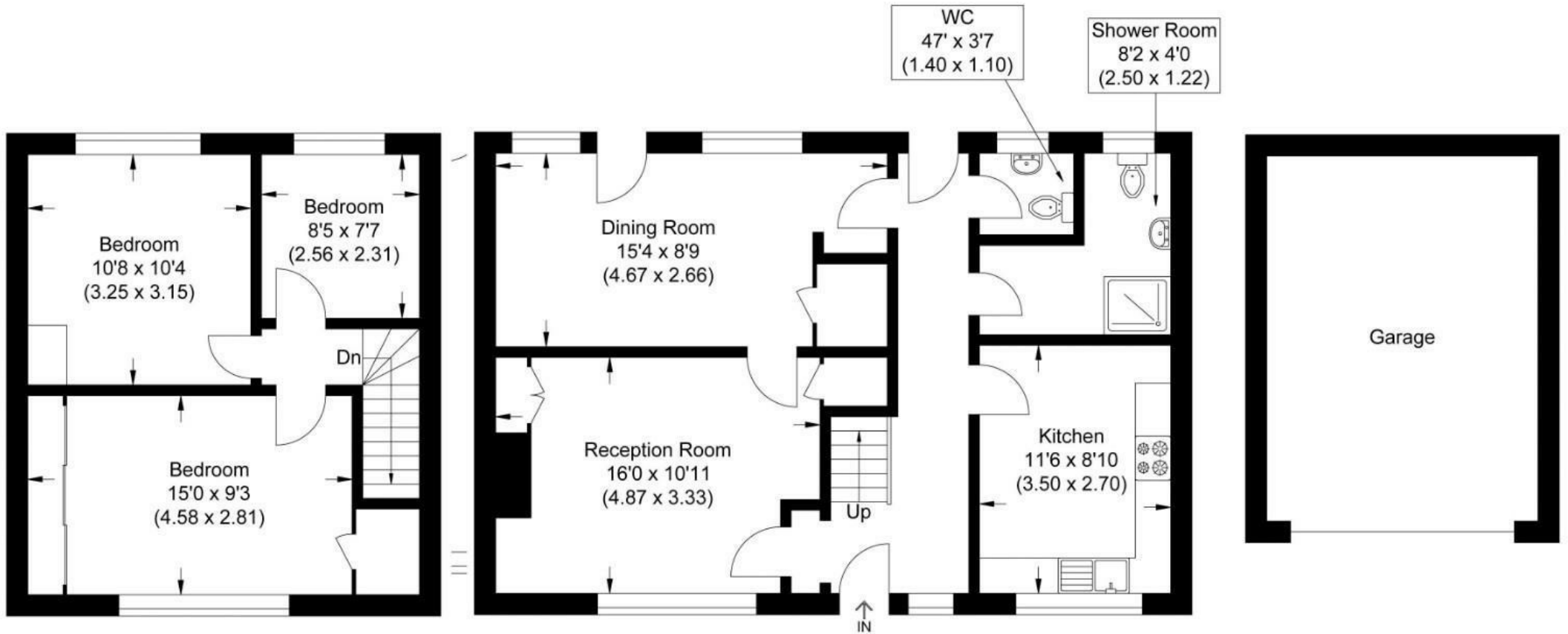
Large patio area running the width of the property up to the detached garage. Approximately 160ft garden with mature shrubs and hedges. Timber shed. Timber cabin. Outside tap. Security lamps to the rear and side access.

## Agents Note

Neighbours have right of access to rear.



Approximate Gross Internal Area  
93.52 sq m / 1006.64 sq ft  
(Excludes Garage)

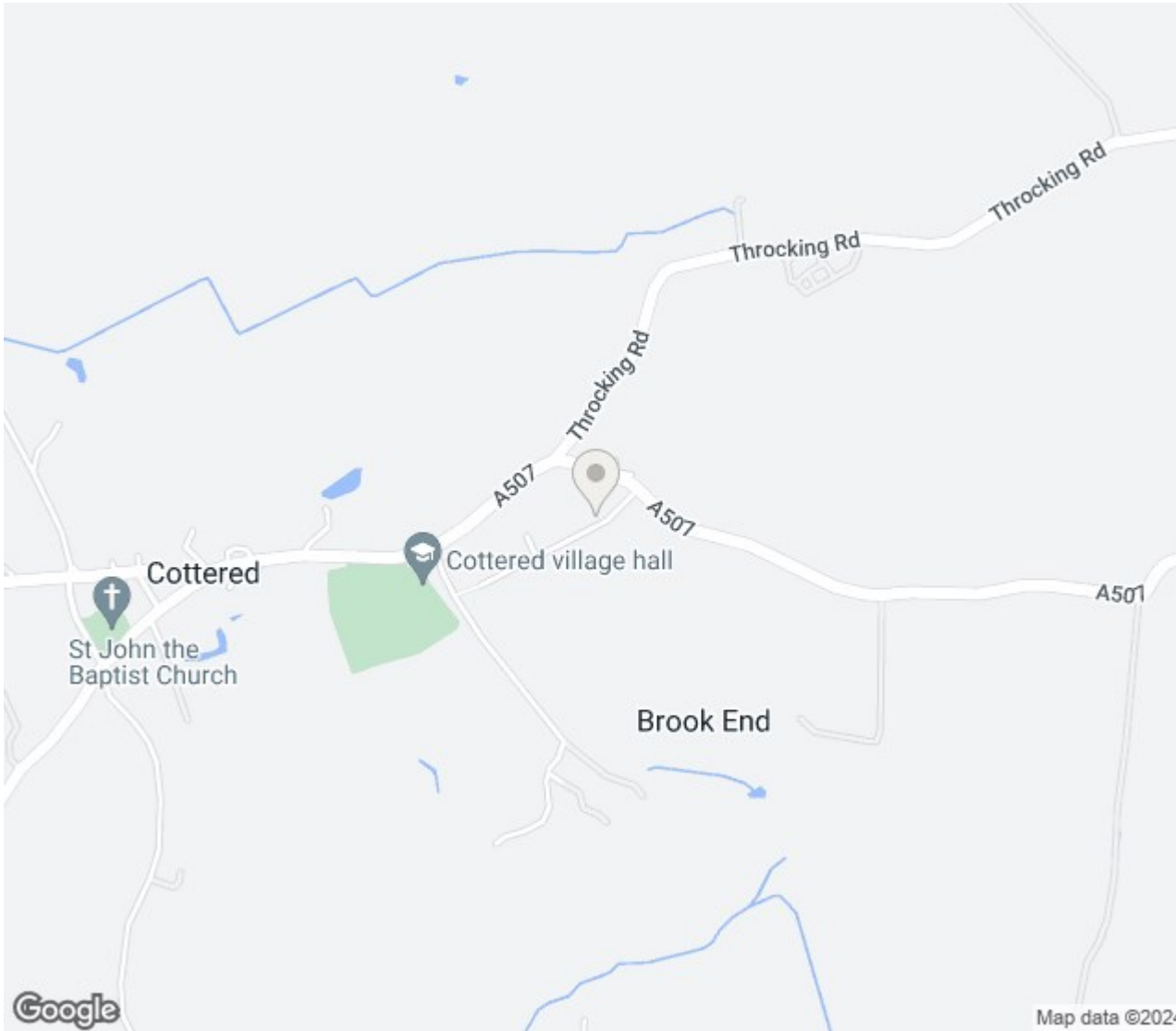


First Floor

Ground Floor

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





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	30	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.