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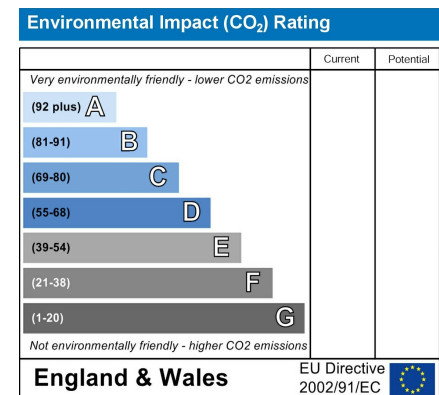
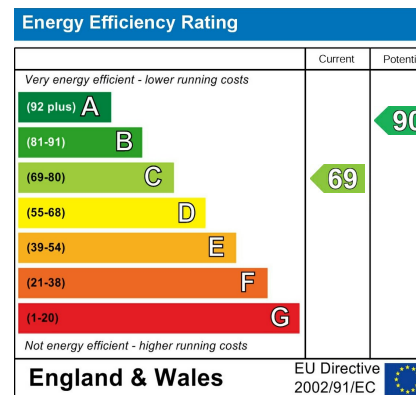
15 Stocking Hill, Cottered, Hertfordshire, SG9 9PY

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Price £380,000

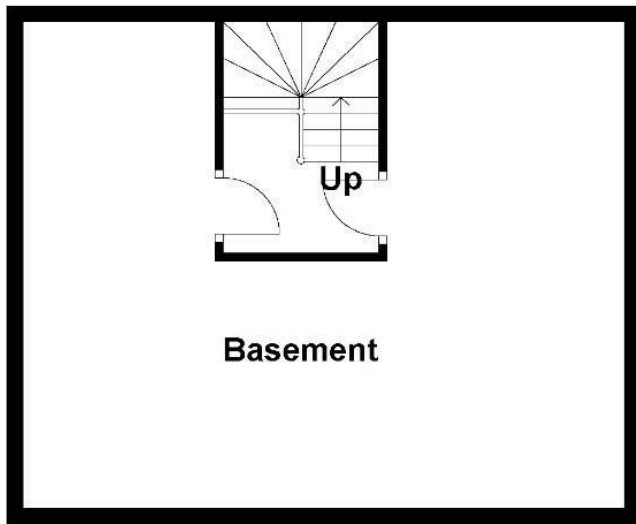
Set on this small sought after rural development we are pleased to offer chain free, this two bedroom property offers generous accommodation over three floors.

Small bespoke development. Large living room, fully fitted kitchen, bedroom one with French doors out onto sun terrace, family bathroom with white suite, huge basement room, bedroom two with Juliette balcony, garden with sun terrace, off street parking. Chain free.

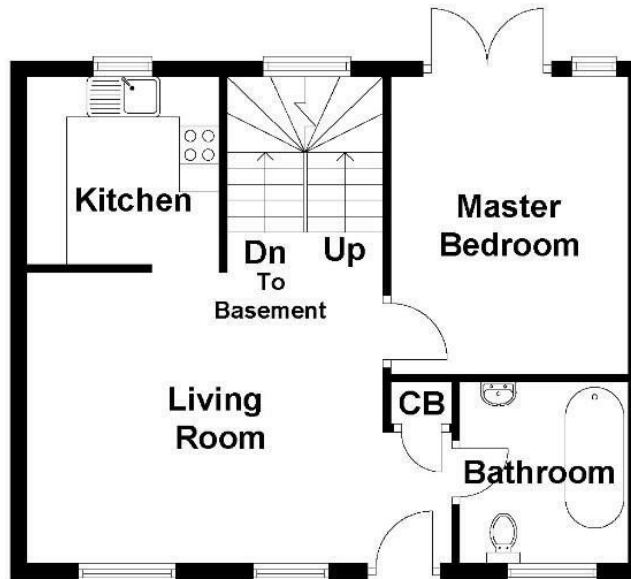


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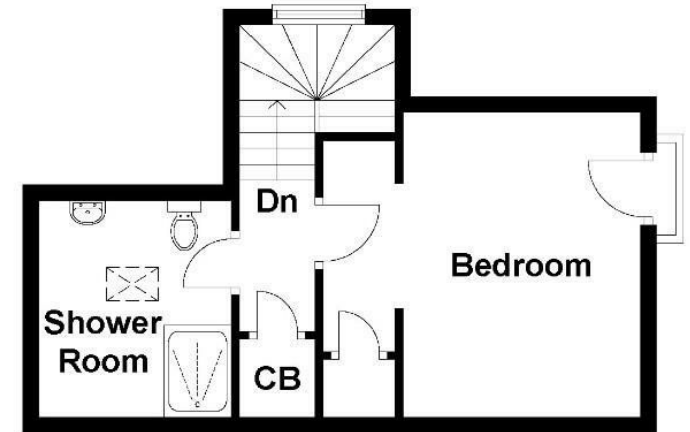
Basement
Approx. 45.5 sq. metres
(489.75 sq. feet)



Ground Floor
Approx. 45.50 sq. metres
(489.75 sq. feet)



First Floor
Approx. 27.90 sq. metres
(300.31 sq. feet)



Total area: approx. 118.90 sq. metres (1279.81 sq. feet)

GROUND FLOOR

ENTRANCE

Timber door with glazed insert. Window to side. Contemporary styled carriage lamp.

LIVING ROOM

17'3" x 12'0"

Two windows to front. Turning stairs to first floor and lower ground floors. Doors to cloak cupboard, master bedroom and bathroom. Open through to kitchen.

KITCHEN

8'1" x 7'9"

Window to rear. Range of eye and base level units. Inset stainless steel sink. Inset four ring ceramic hob with oven below and extractor hood over. Space and plumbing for washing machine. Space for upright fridge freezer. Laminate flooring. Tiled splash backs. Inset ceiling lights.

BEDROOM ONE

9'7" x 12'10"

Large French doors to west facing sun terrace.

BATHROOM

7'4" x 6'7"

Window to front. White suite comprising low level WC with centre flush, panel bath with shower handset and pedestal wash hand basin.

Heated towel rail. Extractor fan. Laminate flooring. Inset ceiling lights. Tiled splash backs.

LOWER GROUND FLOOR

LOBBY

6'1" x 7'6"

Turning stairs to ground floor. Two doors to either side of basement.

BASEMENT

19'8" x 24'2" max

U shaped room with lighting.

FIRST FLOOR

HALF LANDING

Turning stairs to ground and first floor. Full height panoramic window over.

LANDING

3'10" x 3'4"

Doors to shower room, bedroom two and airing cupboard housing factory lagged hot water tank. Semi vaulted ceiling.

SHOWER ROOM

7'10" x 8'9"

Large lantern window over. Semi vaulted ceiling. walk in shower cubicle with power shower. Low level WC with centre flush. Pedestal wash hand basin. Extractor fan. Heated towel rail. Laminate flooring. Tiled splash backs. Inset ceiling lights.

BEDROOM TWO

Fully glazed door with Juliette balcony to side. Two bespoke hanging arears.

OUTSIDE

GARDEN

West facing. Large sun terrace. Area laid to lawn. Hedged boundaries.

PARKING

Two allocated parking spaces.

AGENTS NOTE

Estate charge to pay for the communal/shared areas. Please contact office for details.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	