



HUNTERS[®]
HERE TO GET *you* THERE

5 Vale Cottages, Great Munden, Great Munden, SG11 1HL

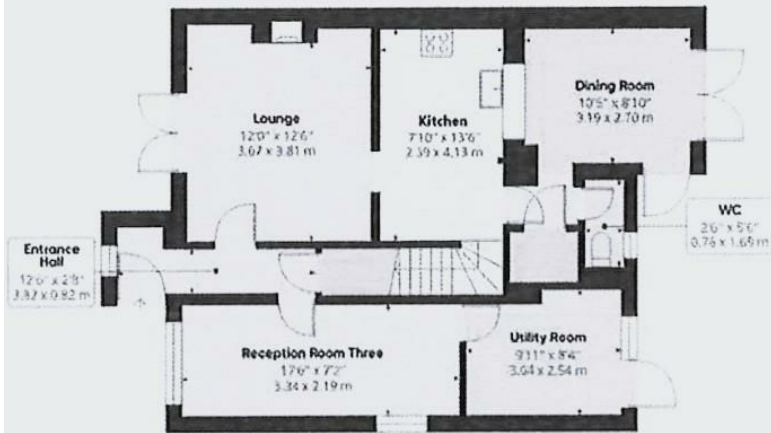
5 Vale Cottages, Great Munden, Great Munden, SG11 1HL

Asking Price £550,000

Situated in this sought after East Hertfordshire Village and having stunning far reaching views across open countryside is this fully modernised three bedroom semi detached family home. The list of work that has been carried out includes but not limited to, fully refitted modern kitchen with built in 'Neff' appliances, refitted bathroom suite, new 'Hive' controlled oil fired central heating via a 'Worcester' boiler, replacement double glazing, new consumer unit and the fascias and guttering have been replaced.....the list goes on! If you are looking for a property with views to die for then this could well be for you.

- Extensive modernisation.
- Idyllic rural location.
- Utility room.
- New oil fired central heating.
- Viewing will not dissappoint.
- Three double bedrooms.
- Three reception rooms.
- Downstairs cloakroom.
- Large detached home office,

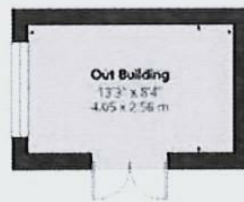
Hunters Buntingford 34 High Street, Buntingford, SG9 9AQ | 01763 272391
buntingford@hunters.com | www.hunters.com



Floor 0 Building 1



Floor 1 Building 1



Ground Floor

Entrance

Double glazed composite constructed front door with inset etched leaded glass leading into the entrance hall. Outside light with PIR.

Entrance Hall

From the hall you have separate stripped pine doors leading into the lounge and third reception a cloaks hanging area, double glazed window to front aspect, single radiator and a spacious understairs cupboard housing the consumer unit.

Lounge

3.81m x 3.66m (12'6 x 12'0) - Double glazed French doors opening out onto a paved seating area which enjoy views across open fields. Stripped pine floorboards, feature fireplace with tiled hearth, double radiator and access opening into the kitchen.

Kitchen

4.11m x 2.39m (13'6 x 7'10) - Modern refitted kitchen by 'Dobsons' of Cheshunt with a range of wall and base level units enjoying the benefits of built-in appliances to include, 'Neff' induction hob, electric double oven and grill and an integrated fridge/freezer. The splash backs compliment the worktops and the tiled floor leads to a double panelled glazed door which gives access to the dining room and cloakroom.

Inner Lobby

Door to Cloakroom, Built in storage cupboard, access into dining room.

Dining Room

3.18m x 2.69m (10'5 x 8'10) - Double glazed French doors and a separate double glazed side door leading out into the rear garden. Open 'pass through' half wall from the kitchen ideal for social events, double radiator.

Cloakroom

1.68m x 0.76m (5'6 x 2'6) - Double glazed frosted window to rear aspect, single radiator, Low level WC, coved to ceiling.

Family Room

5.33m x 2.18m (17'6 x 7'2) - Double glazed windows to front and side aspect, double radiator, inset spotlights and door to utility room.

Utility Room

3.02m x 2.54m (9'11 x 8'4) - Double glazed window and door to rear aspect, floor mounted oil fired 'Worcester' boiler, range of storage units, plumbed for washing machine, inset spotlights, single radiator.

First Floor

Landing

3.43m x 0.84m (11'3 x 2'9) - Multi turned staircase to the first floor, over stairs storage/linen cupboard, stripped pine doors to all rooms, access to the loft.

Master Bedroom

4.60m x 3.66m (15'1 x 12'0) - Dual double glazed windows to front aspect giving far reaching views over open fields, twin built in wardrobes, double radiator.

Bedroom Two with lounge area

8.51m x 2.18m (27'11 x 7'2) - Not only does this bedroom have double glazed dual aspect windows but also has a sitting area for the open field views to be enjoyed. Double radiators, inset spotlights and separate double glazed side aspect.

Bedroom Three

3.23m x 2.39m (10'7 x 7'10) - Double glazed window overlooking the rear garden and field, double radiator.

Family Bathroom

2.01m x 1.63m (6'7 x 5'4) - Super stylish fully refitted. Double glazed window to side. Vaulted ceiling with inset lighting. P shaped bath with shower screen, drench head over and microphone style handset. Floating contemporary wash hand basin. WC with hidden cistern. Fully tiled. Radiator.

Outside

Front Garden

Driveway for two/three vehicles, leading to a lawned area

with flowerbed borders, enclosed by a wrought iron style fence and gate to the front. The raised paved patio area is an ideal seating platform to enjoy the views and the side gate leads into the rear garden. There are also unallocated visitors parking spaces.

Rear Garden

Hardstanding patio area leading onto a lawned area with various inset flowerbeds and a side path leading to the rear of the garden, which has hardstanding and where a summerhouse/office is situated. There is also a gated access leading out to the field behind. Timber fencing runs down both sides of the garden, outside tap and a gated side access leading to the front.

Home Office / Summerhouse

4.04m x 2.54m (13'3 x 8'4) - Of a brick base and timber construction with paved flooring and a pitched roof. Fully insulated and boarded with double glazed window and French doors. There is also an electric supply run via an armoured cable from the main property (this is yet to be connected to the mains supply). Ideal for hosting BBQ's, parties or just for relaxing.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	