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22 Friars Road, Braughing, Ware, SG11 2NN

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## Price £765,000

This attractive property is available to the market for the second time in its history! This attractive property which sits centrally on its 0.14acre plot is located in the highly sought after and picturesque village of Braughing, offering breath-taking open aspect views across rolling countryside to both front and rear aspects.

A new owner has the fabulous opportunity to enjoy this lovely house with the option to put their own stamp on it, with extension potential to the front, rear and loft if desired, subject to local authority planning permission.

- Ample scope to extend, subject to planning permission.
- Family Bathroom. Downstairs shower room. Separate first floor W.C.
- Dual aspect dining room with French doors out onto sun terrace.
- Mature and well stocked South facing rear garden.
- Large loft giving further potential to extend, subject to planning permission.
- Detached four bedroom family home.
- Living room with feature open fireplace and bay window.
- Good sized kitchen breakfast room.
- Generous gravel driveway providing ample parking.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

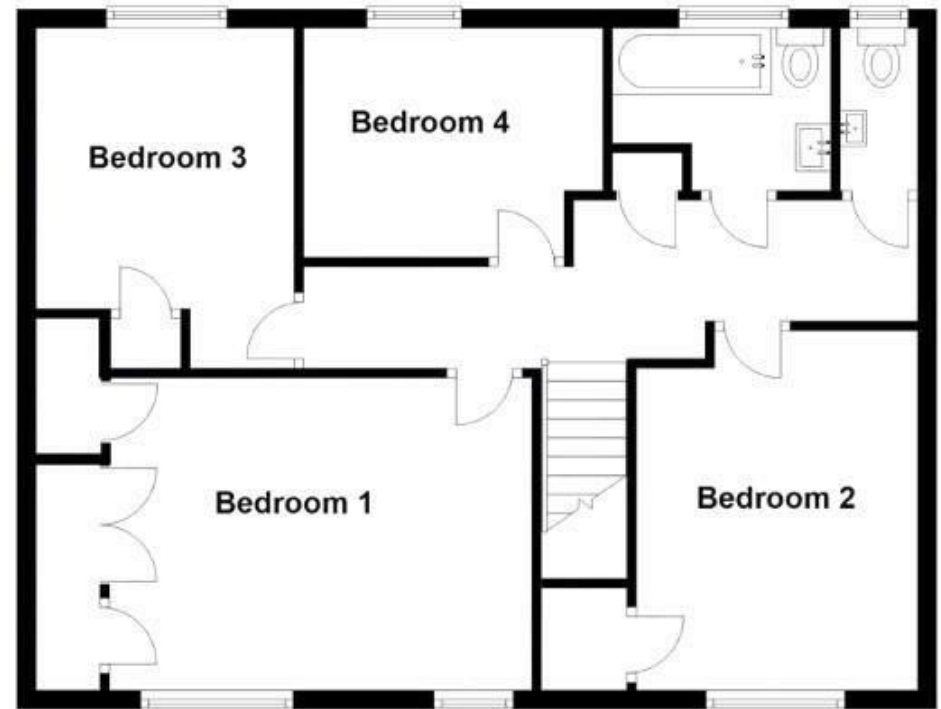
## Ground Floor

Approx. 69.8 sq. metres (751.1 sq. feet)



## First Floor

Approx. 65.0 sq. metres (699.5 sq. feet)



Total area: approx. 134.8 sq. metres (1450.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

## Entrance

Steps up to half glazed uPVC front door. Carriage lamp to side. Portico style storm porch.

## Entrance Hall

3'8" x 11'11"

Traditional hallway with stairs rising to first floor. Deep under stairs storage cupboard. Radiator. Doors off to living room and kitchen/breakfast room.

## Living Room

12'11" x 14'5" max

Measured into bay. Double glazed bay window to front affording wonderful countryside views. Radiator. Coved cornice. Fireplace with tiled hearth and open fire. Open arch through to:

## Dining Room

17'7" x 9'4"

Dual aspect with double glazed frosted window to side and wide double glazed French doors with sidelights opening to the garden. Built-in shelving to alcove. Radiator. Coved cornice. Door to:

## Kitchen / Breakfast Room

The kitchen area is fitted with a range of wall, base and display cupboards with complementary work surfaces over. Inset sink and drainer. Tiled splash-backs. Built-in 'Bosch' electric fan oven/grill. 'Neff' four ring gas hob with illuminated extractor canopy over. Integrated appliances to include: washing machine, dishwasher and fridge/freezer. Twin double glazed window overlooking the garden.

The breakfast area has ample space for a table and has built-in bench seating with storage below. Double glazed window and door to the garden.

## Shower Room

5'10" x 11'11">6'6"

Fitted with a modern white suite. Low level W.C, Vanity wash hand basin with cupboard below. Large, corner walk-in shower with curve glazed screen. Chrome heated towel rail. Deep built-in cupboard housing a radiator, ideal for drying items of laundry. Further cupboard housing 'Worcester' gas fired boiler.

## First Floor

## Landing

20'9" x 5'8"

Spacious landing with double glazed frosted window to side. Loft access hatch. Recessed airing cupboard.

## Master Bedroom

14'5" x 11'1"

Measured up to wardrobes. Double glazed window to front aspect with stunning views. Radiator. Range of built-in wardrobes and a further deep storage cupboard with hanging rail, shelving and curtesy light.

## Bedroom Two

12'6" x 9'8"

Double glazed window to front, once again breath taking views. Recessed storage cupboard. Radiator. Coved cornice.

## Bedroom Three

9'9" x 8'5"

Double glazed window to rear aspect. Built-in vanity wash hand basin with cupboard below. Radiator. Coved cornice.

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. 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.

## Bedroom Four

9'8" x 8'11"

Plus door recess. Double glazed window to rear. Radiator. Coved cornice.

## Family Bathroom

5'6" x 7'6" max

Three piece suite. Panel enclosed bath. Low level W.C. Pedestal wash hand basin. Radiator/heated towel rail. Extractor fan. Double glazed frosted window.

## Separate Water Closet

2'8" x 5'10"

Low level W.C. and wall mounted wash hand basin. Double glazed frosted window.

## Loft

29'9" 10'2"

The simple structure to the roof, lends itself to loft conversion subject to planning / building regulations. Large space with power and light. Drop down ladder. Crittal window to gable end side. Partially boarded. Good head height. Measurements at waist height.

## Outside

## Partially Converted Garage

9'1" x 8'9"

The rear of the garage has been partially converted to provide the ground floor shower room, however there are still double doors to the front opening to provide good storage space. Power and light connected.

## South Facing Rear Garden

A delightful feature of this house and a real credit to the current owner. Backing allotments and with some of East Hertfordshire's most beautiful countryside beyond, to the immediate rear of the house is a wide sun terrace, a lovely place to sit and enjoy some peace and tranquillity and the calming sounds of the trickling fountain from the ornamental pond. A pathway meanders through an array of mature planting, offering interest and colour throughout the seasons, a well kept lawn and a 6' x 4' greenhouse. The garden is a haven for birds and small wildlife.

## Braughing

Braughing benefits from two public houses, a church and regarded primary school, all within walking distance. Main line railway stations are available at both Ware and Bishop's Stortford (with commuter services to London Liverpool Street) Good road links are available close-by, including the A10, M25 and M11. Stansted Airport is within comfortable driving distance.

This property provides an ideal lifestyle move for those who are looking for village life yet still require being within a comfortable driving distance of rail services and surrounding larger towns.











