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52 Green End, Braughing, Herts, SG11 2PQ

# 52 Green End, Braughing, Herts, SG11 2PQ

## Asking Price £629,995

Nestled in the charming village of Braughing, this stunning three-bedroom end terrace Georgian house is a rare find in today's property market. Boasting two reception rooms, this period property exudes character and charm, making it a truly unique opportunity for those seeking a slice of history.

Located in the semi-rural setting of Green End, this home offers the perfect blend of village life and modern convenience. Imagine strolling to the well-regarded local pub or village shop for a leisurely afternoon, all within a short walk from your doorstep.

With easy access to major road links and the nearby towns of Buntingford and Ware, this property provides the ideal balance of tranquillity and accessibility. Whether you're looking to relax in the peaceful surroundings of Braughing or venture out to explore the nearby town, this Georgian gem offers the best of both worlds.

Don't miss out on the chance to own a piece of history in this sought-after location. Book a viewing today and step into the timeless elegance of this late Georgian period home.

- Combination of period and contemporary finishes throughout this three bedroom home on the edge of this sought after Village.
- Large double garage with power lift door and loft above.
- Separate sitting and dining rooms both with feature open fireplaces.
- Three bedrooms each with its own period charm and views.
- Outbuildings providing bar and dining areas for outside living.
- Large drive with electric gates with ample room for five cars.
- Splendid gardens with views to open countryside.
- Newly installed farmhouse style kitchen with feature gas fired range cooker.
- Newly fitted family bathroom with roll top bath with power shower over.
- Access to Village facilities and major road links.

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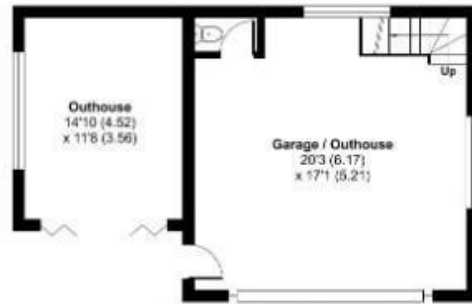
# Green End, Braughing, Ware, SG11

Approximate Area = 928 sq ft / 86.2 sq m  
 Limited Use Area(s) = 160 sq ft / 14.8 sq m  
 Garage = 590 sq ft / 54.8 sq m  
 Outbuilding = 461 sq ft / 42.8 sq m  
 Total = 2139 sq ft / 198.6 sq m

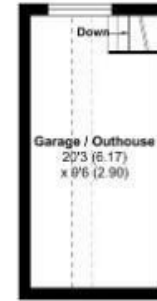
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Denotes restricted head height



GARAGE GROUND FLOOR / OUTBUILDING 2



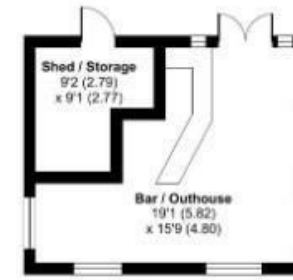
GARAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rics.com 2024. Produced for Clarke Residential. REF: 1066291

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>55</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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.

## **Ground Floor**

### **Entrance**

Composite front door with glazed insert. Carriage lamp to side.

### **Entrance Hall**

### **Sitting Room**

Dual aspect room with uPVC windows front and side. Exposed beams. Radiator. Impressive feature brick fireplace with bressumer beam, flag stone hearth and cast iron grate. Door to dining room.

### **Dining Room**

Two uPVC windows to side. Feature brick fireplace with bressumer beam, brick hearth and cast iron grate. Feature brick wall. Exposed beams. Exposed wooden floor boards. Radiator. Turning stairs to first floor with display niche.

### **Kitchen**

uPVC window and stable door to rear. Range of eye and base level units with inset double belfast sink with mono bloc tap. Extensive tiled splash backs. Washing machine. Built in dishwasher. Large upright fridge freezer. Exposed wooden floor boards. Feature brick fire surround with bressumer beam housing range cooker. Exposed beams. Larder cupboard. Boiler cupboard housing Worcester boiler. Radiator. Feature brick wall.

## **First Floor**

### **Landing**

Galleried. Doors to all first floor rooms. Airing cupboard. Display niche. Loft access. Exposed beams.

### **Bedroom Two**

Two uPVC windows to front. Exposed beams. Radiator. Two built in wardrobes. Semi vaulted ceiling.

### **Bedroom Three**

uPVC window to side. Radiator. Exposed beams. Semi vaulted ceiling.

## **Family Bathroom**

uPVC window to side. Claw foot roll top bath with power shower with drench head and separate drench head and handset. Glass shower screen. Victorian style close coupled WC. Victorian style ceramic wash hand basin. Chrome ladder style heated towel rail. Extensive metro style tiling. Tiled floor with underfloor heating. Inset ceiling lights. splash backs. Inset ceiling lights.

## **Master Bedroom**

Dual aspect with uPVC windows to side and rear with far reaching views. Radiator. Note this was originally two rooms , so as this backs onto family bathroom an en suite could be built. Built in double wardrobe. Airing cupboard housing factory lagged hot water cylinder.

## **Outside**

### **Front Garden**

Fence with gate to side. Block pavior path to front door.

### **Driveway**

Shingle drive to side accessed by twin electric gates with 60 second closure delay, leading to further parking and garage.

### **Double Garage**

Triple aspect with window to side and rear. Up and over power lift door flanked by carriage lamps. Power and light via armoured cable and separate fuse box. Staircase to boarded loft. Door to separate WC.

### **Covered Entertainment Room**

Wonderful addition to outdoor entertaining. Shutter doors. Open windows overlooking rear garden and open countryside beyond. Power and light.

### **Rear Garden**

A real credit to the owners with well kept lawn and specimen trees. Mature shrubs and views out to open countryside. Ornamental pond. Raised deck with pergola over.

### **Bar / Family Area & Garden Shed**

French doors and windows to side and rear. Power and light via armoured cable and separate fuse box. Inset ceiling lights. Bar with lights over.





