

HUNTERS[®]

HERE TO GET *you* THERE



31 The Crescent, Cottered, Hertfordshire, SG9 9QY

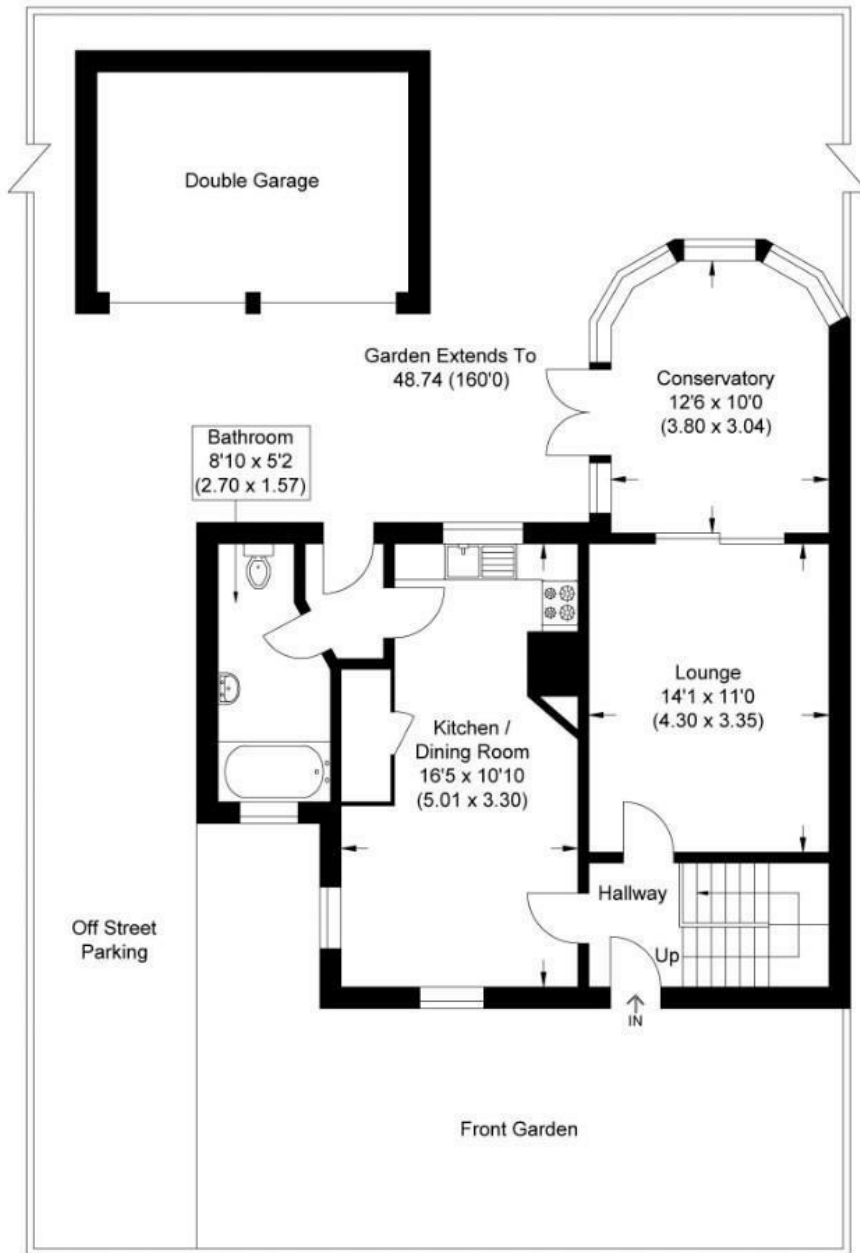
31 The Crescent, Cottered, Hertfordshire, SG9 9QY

£495,500

Originally built in 1920, this is a very well presented, upgraded and improved 3 bedroom semi detached house with double garage offering a huge plot in a sought after village.

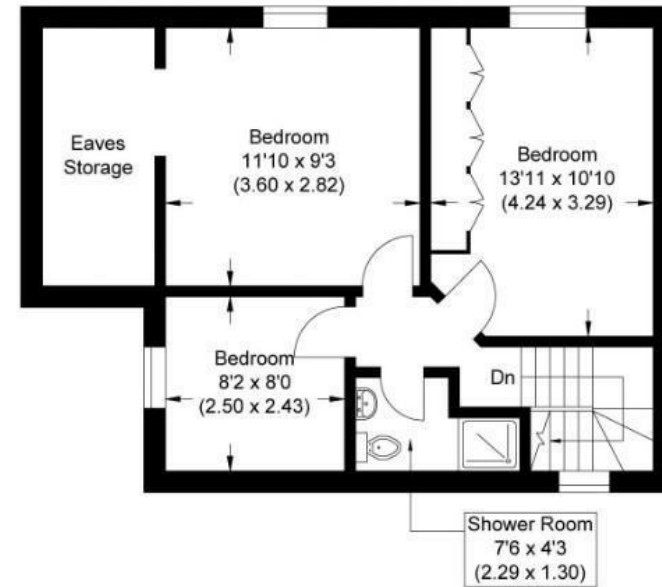
- A light and airy house throughout
- Very usable conservatory (read further) offering views over the rear garden
- Ground floor bathroom plus first floor shower room
- UPVC double glazing throughout and full oil fired central heating to panel radiators
- Double garage
- Good size lounge with log burner
- Excellent and well fitted triple aspect kitchen breakfast room
- Three bedrooms
- Extremely long drive leads to more parking to rear
- Wonderful rear garden offer huge amounts of scope





Ground Floor

Approximate Gross Internal Area
85.55 sq m / 920.85 sq ft
 (Excludes Garage & Eaves Storage)



First Floor

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



Hall
3/4 glazed front door. Stairs to first floor. Good size space under the stairs. Double radiator.

Lounge
Feature wood burner stove. Single radiator and a double radiator. Patio doors to:

Conservatory
A very usable room as the owners have had fitted UPVC panelling to the inside of the roof. Partly walled with windows overlooking the garden and double doors to side. Radiator.

Kitchen/Breakfast Room
A very bright and spacious room with a comprehensive range of matching wall and floor units also incorporating a built in fridge /freezer. Solid wood work surfaces with tiling to one area and attractive panelling to others. 1 1/2 basin single drainer sink unit with mixer tap. Walk in pantry with shelving and plumbing for a washing machine. Windows to front, rear and side.

Rear Lobby
1/2 glazed door to rear.

Bathroom
Suite comprising of Panelled bath with mixer tap and shower attachment and tiled surrounds. Pedestal wash hand basin. Low flush W.C. Wood panelling to the remaining walls. Wall mounted oil fired boiler supplying the hot water and central heating.

Landing
Access to loft.

Bedroom 1
Large window to rear. Range of full length built in wardrobes that span the full length of one wall and a double to another wall. Radiator.

Bedroom 2
Window to rear. Curtain leads to a large storage space under the eaves. Radiator.

Bedroom 3
Window to side. Radiator.

Shower Room
Shower cubicle with glass folding doors. Low flush W.C. Vanity wash hand basin with cupboard under. Electric shaver point. Fully tiled surrounds.

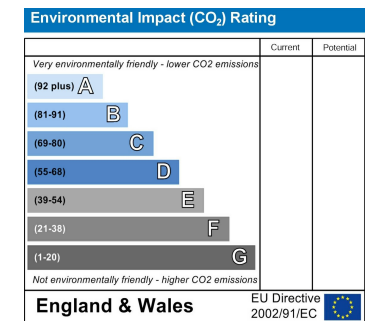
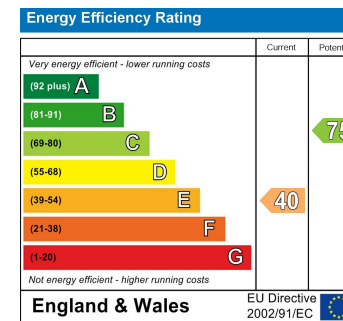
Outside

Front
Shared path to front door. Front garden mainly laid to lawn Mature hedging to front. Mature flower borders. Very long driveway leads to a set of double gates and:

Rear
Through the gates leads you to a large parking area offering parking for at least 3 to 4 cars.

Double Garage
Twin up and over doors. Light and power. Window and door to rear.

Rear Garden
A huge garden with patio area directly behind that then leads you to lawns and then a good size fish pond. Lawn then leads you further to the rear of the garage where the oil tank is situated and then on to a small gate and arbour. That then leads you through to a further lawn, two sheds and garden beyond that has more of a 'wild' theme to it.



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.





