

# Jonathan Hunt

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## 1 Wheatcroft Terrace Hadham Cross, Much Hadham, SG10 6AP

**£815,000**

PRIME VILLAGE LOCATION FOR THIS BEAUTIFULLY PRESENTED 4 BED PERIOD HOME WITH HOME OFFICE - This extended and refurbished Victorian end-terrace has been expertly extended and refurbished whilst retaining all of its original charm and character to include high ceilings, fireplace to the main living room, and panelling. The accommodation begins with a spacious entrance with doors leading to the kitchen/day room and a snug front living room with refurbished fireplace. The main highlight of the house is undoubtedly the stylish extended open plan kitchen/day room measuring over 30ft in length with a comprehensive high standard kitchen with island, with ample space for dining and a living area, with full width bi-folding doors leading out to the garden. The first floor accommodation provides 3 bedrooms with a lovely refurbished bathroom and high ceilings throughout. The 2nd floor loft conversion provides a spacious master bedroom with Velux windows and en-suite shower room. Externally the driveway to the front provides parking for several vehicles whilst the rear garden is over 100ft in length and faces west so ideal for the summer sunshine and evening barbecues! The garden provides a shingle area for outside dining and a lawn leading to a recently constructed home office. The affluent village of Much Hadham is steeped in history and regarded as one of the finest villages in Hertfordshire, set in a shallow valley there are beautiful walks to enjoy amongst unspoilt countryside on the fringes of the village. There is also a primary school, 2 golf courses, a doctors surgery, dentist and hairdressers, and everyday convenience store. The town of Bishops Stortford is just a 10 minute drive with its fast and regular rail service to London Liverpool Street.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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**ENTRANCE HALLWAY**



**KITCHEN/DINING ROOM 18'0" x 14'3" (5.51 x 4.36)**



**SITTING ROOM 12'7" x 11'9" (3.85 x 3.6)**



**FIRST FLOOR**



**LIVING ROOM 15'6" x 12'8" (4.73 x 3.87)**



**BEDROOM TWO 15'4" x 12'8" (4.69 x 3.87)**



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**BEDROOM THREE 11'7" x 10'2" (3.54 x 3.10)**



**SECOND FLOOR**



**BEDROOM FOUR 9'6" x 6'0" (2.9 x 1.85)**



**BEDROOM ONE 17'7" x 12'11" (5.37 x 3.95)**



**BATHROOM**



**ENSUITE**



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## EXTERIOR



## REAR GARDEN



## STUDIO/HOME OFFICE

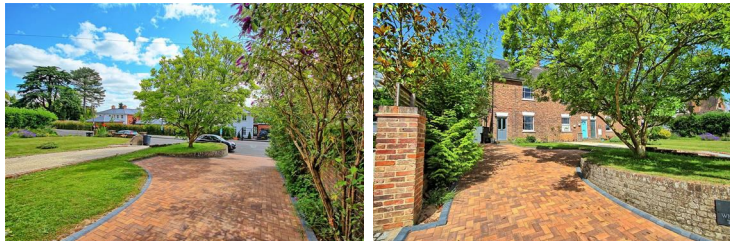


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D	62		64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

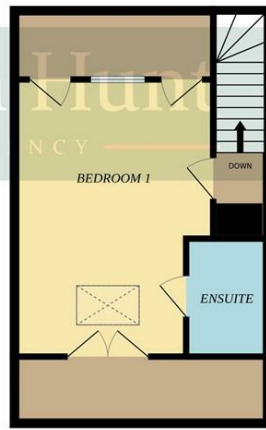
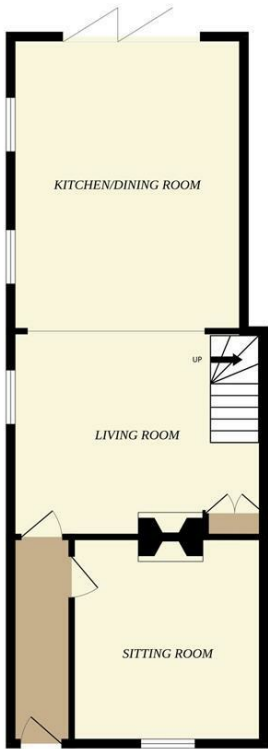
## GARDEN



## FRONT GARDEN



## COUNCIL TAX BAND - E



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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