



**Oliver
Minton**
Sales & Lettings

**44 Tanners Way,
Hunsdon**

Hertfordshire SG12 8QF

Price Guide £695,000

A superb opportunity to acquire a spacious village home that enjoys panoramic views over some of East Hertfordshire's most beautiful countryside to the front, complemented a lovely wooded aspect to the rear.

Maintained in excellent order by the current owners, the ground floor accommodation in brief offers: Enclosed entrance porch, reception hall, guest cloakroom/W.C, living room with doors out to the garden and an open fireplace, 2nd reception/dining room, well fitted and spacious kitchen/breakfast room and separate utility room. Upstairs, the landing leads to four bedrooms and a family bathroom.

The frontage provides ample driveway parking and there is also a detached garage, which could be converted or utilised for other purposes, depending on a buyers needs. The rear garden is beautifully tended, complemented by an array of mature planting, lawn and seating areas.

Hunsdon boasts all the key ingredients of a great country village and amenities are just a few minutes walk from the property. They include Post Office / general stores and a well-used village hall, central to country village life. The 'Outstanding' Ofsted rated primary school is another draw to this thriving community.

There is also a great variety of active organisations for all ages including: Badminton Club, Gardening Club, Baby & Toddler Group and Scouts, Cubs and Beavers. The small village centre also boasts two pubs - The Crown and The Fox and Hounds gastro pub and a petrol garage.

The larger towns of Harlow (approx. 3 miles away and the market town of Ware (approx. 4.5 miles away) offer an excellent range of shops, amenities and leisure facilities. Both Harlow Town and Ware stations offer regular services to London Liverpool Street.



Accommodation

Front door opening to:

Enclosed Entrance Porch

Double glazed windows to two sides. Tiled floor. Door to:

Reception Hall

Stairs rising to first floor. Under stairs storage cupboard. Radiator. Recessed cloaks cupboard. Door to:

Guest Cloakroom/W.C

White suite: Low level w.c. Vanity wash hand basin with cupboard below. Double glazed frosted window to side. Oak flooring. Wall mounted 'British GAs' gas fired combination boiler.

Living Room 4.82m x 3.63m (15'9" x 11'10")

Lovely light and bright room with wide sliding double glazed patio doors and rear window opening to the garden. Inset open fireplace. Radiator. Wall mounted television.

Front Reception/Dining Room 4.88m x 2.74m (16'0" x 8'11")

Double glazed windows to front with bespoke wooden shutters and window to side aspect. Vertical chrome radiator.

Kitchen/ Breakfast Room 7.71m x 2.64m widening to 4.34m (25'3" x 8'7" widening to 14'2")

'L' shape. The kitchen area is fitted with a modern range of cream wall and base units with complementary work surfaces over. Tiled splash-backs. Inset sink and drainer with wide double glazed window overlooking the rear garden above. Built-in double oven/grill with 'AEG' induction hob over. Extractor fan above. Integrated dishwasher and under counter fridge. Radiator. The room widens in the breakfast area to provide plenty of room for a dining table and chairs with a small 'nook' for a cosy seating area. Radiator. Double glazed window to front. Oak flooring throughout. Door to:

Utility Room 5.56m x 1.56m max (18'2" x 5'1" max)

Fitted with wall units and counter top to one end of the room with space and plumbing below for washing machine and further storage. Space for tall fridge freezer. Appliances included should a buyer want them. Radiator. Double glazed window to the rear, with an ideal space for a small office area if needed. Door leading to side walkway.





First Floor

Bright and airy first floor landing with a wide double glazed window offering amazing views over open countryside. Door to linen closet. Loft access hatch. Loft is boarded, light connected and has a pull down ladder. Built-in shelving and ample storage space.

Bedroom One 4.27m x 2.79m (14'0" x 9'1")

Double glazed window to rear. Deep recess ideal for wardrobes. Wall mounted television. Radiator.

Bedroom Two 3.90m x 2.80m (12'9" x 9'2")

Double glazed window to front aspect with beautiful views across open fields. Built-in recessed wardrobe cupboard. Radiator.

Bedroom Three 3.55m x 2.75m (11'7" x 9'0")

Double glazed window to rear. Radiator. Small recessed cupboard.

Bedroom Four 2.78m x 2.02m (9'1" x 6'7")

Double glazed window to rear. Radiator.

Bathroom 2.42m x 1.67m (7'11" x 5'5")

Fitted with a white suite: Ball and claw foot bath with overhead shower and glazed screen. Pedestal wash hand basin. Low level w.c. Heated towel rail/radiator. Complementary tiling to walls and floor. Double glazed frosted window.



Exterior

To the front of the house there is a driveway providing parking for several vehicles. An additional courtyard area has a gated access to the rear garden and a personal door to the garage.

Detached Garage 4.71m x 2.94m (15'5" x 9'7")

Up and over door. Power and light connected.

Rear Garden

The rear garden has a lovely wooded back-drop. To the immediate rear of the house there is a generous paved patio area. The remainder is laid to lawn with mature beds and planting. Additional decked and seating areas can be found at the far rear of the garden. Outside water tap. Wide gravel area to one side with timber garden shed.

Services

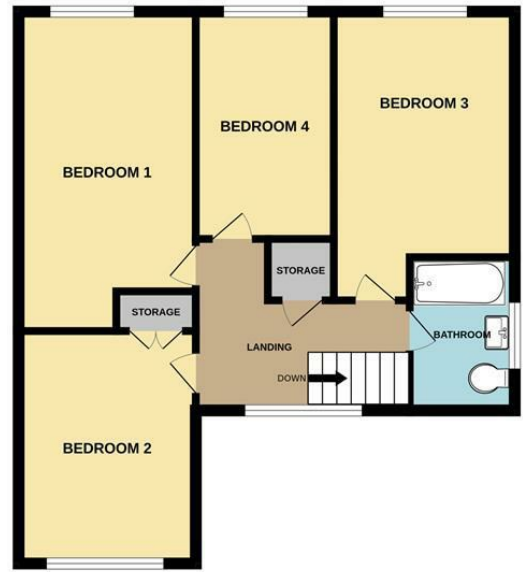
All mains services connected. Gas fired central heating. Mains drainage. Broadband & mobile phone coverage can be checked at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1447 sq.ft. (134.4 sq.m.) approx.

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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Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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