



**Oliver
Minton**
Sales & Lettings

**32 Wicklands Road,
Hunsdon**

Hertfordshire SG12 8PD

Price Guide £760,000

Set at the end of a pleasant cul-de-sac in the sought-after village of Hunsdon, this four bedroom detached has been a labour of love for the current owners who have spent much time and money creating a well laid out home for modern-day family living. The open-plan ground floor living space boasts a modern contemporary kitchen with a central island, a large dining area and an off-set living room. This lovely open-plan layout provides a superb living space and entertainment area, the real hub of the home. There is also a ground floor shower room and separate utility found on the ground floor.

Upstairs, there are three double bedrooms, with the principle having en-suite facilities, a generous size single bedroom and a family bathroom.

The rear garden has been well landscaped with seating areas, lawn and space for a hot-tub, complete with an outside shower! A front driveway provides off-road parking leading on to a large double garage. This offers terrific potential for conversion to annexe style accommodation, a home office or gym; depending on a buyer's needs. (subject to the usual planning consents)

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. 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 'Outstanding' ofsted rated primary school is another draw to this thriving community.

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. Harlow Town station offers fast and regular services to London Liverpool Street

SEASONAL PHOTOGRAPHY SUPPLIED



Accommodation

Entrance door opening to:

Reception Hall

Spacious reception hall with stairs rising to first floor. Built-in storage and under stairs cupboard. Vertical radiator. Tiled floor. Door to:

Shower Room

Fitted with a modern suite. Recessed fully tiled shower with glazed door. Low level w.c with concealed cistern. Vanity wash hand basin with cupboard below. Radiator. Tiled floor. Frosted double glazed window.

Open Plan Living Space

Stunning open plan living accommodation, cleverly divided into separate but open plan areas, defining their different uses.

Living Room Area 5.20m x 3.63m (17'0" x 11'10")

Front aspect double glazed picture window. Fireplace with mantle and tile hearth. (open fire is currently not in use, however could be easily maintained and swept to re-instate usage) Two radiators. Built-in shelving. Off set and open plan to:

Kitchen/Dining Area 9.10m x 3.17m (29'10" x 10'4")

A super contemporary high gloss fitted kitchen with a range of wall, base and larder units complemented by quartz work surfaces. Inset American style fridge freezer. Built-in 'Caple' double electric ovens/grill. Integrated dishwasher. Inset stainless steel sink and drainer. Matching central island housing 'Caple' four ring gas hob and breakfast bar area capable of seating three or four people with ease. Over counter lamp lighting. Vertical radiator.

The dining area has ample space for a very large table and chairs and other occasional furniture. Recessed storage cupboard. The whole room is bathed in light from the wide double glazed patio doors and two rear aspect windows across the back wall.

Utility Room 2.22m x 2.17m (7'3" x 7'1")

Fitted with wall and base units with counter work-top. Space and plumbing for washing machine and tumble dryer. Space for an additional tall fridge/freezer. Doorway through to boiler room housing the gas fired boiler and hot water cylinder.



First Floor

Spacious landing with double glazed window to side. Loft access hatch with pull down ladder.

Principle Bedroom

Deep recessed entrance lobby area into the room with double glazed window to front and door opening to:

En-Suite Shower Room 2.16m x 1.20m (7'1" x 3'11")

Fitted with a modern suite. Large tiled shower cubicle with glazed screen. Contemporary wash hand basin with cupboard below. Low level w.c. with concealed cistern. Chrome radiator/heated towel rail. Double glazed obscure window.

Bedroom Area 3.81m x 3.58m (12'5" x 11'8")

Double glazed window to front. Radiator. Range of built-in wardrobe cupboards with sliding doors to one wall.

Bedroom Two 4.16m x 3.16m (13'7" x 10'4")

Double glazed window to rear. Radiator.

Bedroom Three 3.13m x 3.10m (9'10", 42'7" x 10'2")

Double glazed window to front. Radiator.

Bedroom Four 2.63m x 2.22m (8'7" x 7'3")

Double glazed window to front. Radiator.

Family Bathroom 2.54m x 1.72m (8'3" x 5'7")

Panel enclosed bath with mixer tap. Pedestal wash hand basin. Low level w.c. Complementary tiling to walls and floor. Chrome heated towel rail. Two frosted windows to the rear.



Exterior

SEASONAL PHOTOGRAPHY SUPPLIED.

The property is approached via a block paved drive providing parking and leading on to the garage.

Garage 7.81m x 3.64 (25'7" x 11'11")

With up and over door. Upvc double glazed doors opening in to the garden. This could be utilised in several ways; ideal annexe accommodation/ home office/gym/ hobby room etc. depending on a buyers needs, but does of course make for a very spacious garage.



Garden

SEASONAL PHOTOGRAPHY SUPPLIED.

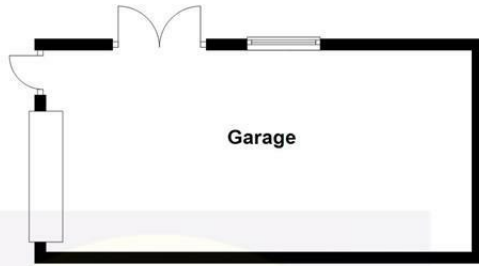
The family friendly rear garden has been well landscaped and being a corner plot, it is wider than average, approximately 55ft. To the immediate rear of the house there is a patio area which continues round to the rear of the garage. There is a further decked area to the other side of the garden, providing space for a hot tub (available be separate negotiation) complete with an outside shower. The remainder is mainly laid to lawn, with a lovely selection of border panting. There are two timber garden storage sheds to remain and an additional outside water tap.

Services

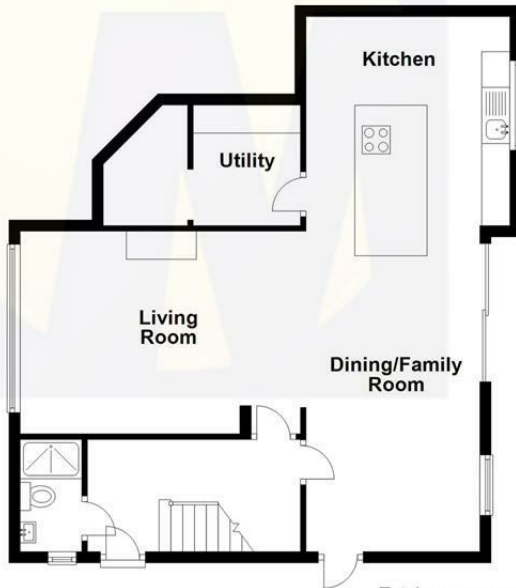
Mains Mains services connected: Mains drainage, electricity and mains gas. Mains gas fired boiler. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



Outbuilding
Approx. 27.4 sq. metres (294.5 sq. feet)



Ground Floor
Approx. 68.3 sq. metres (735.0 sq. feet)



First Floor
Approx. 63.5 sq. metres (683.8 sq. feet)



Total area: approx. 159.2 sq. metres (1713.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
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Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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01920 412600

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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 68 | 79 |
| (55-68) D | | |
| (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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