



**Oliver
Minton**
Sales & Lettings

**15 Drury Lane,
Hunsdon**

SG12 8NU

Price Guide £895,000

This substantial, extended four double bedroom detached residence occupies an idyllic setting within a no-through road in the heart of Hunsdon village.

The house is set on a generous plot of just over quarter of an acre, with tandem garage and plenty of driveway parking, a delightful family home in a most desirable setting.

Hunsdon village centre is just a short stroll away with a convenience store/post office, a highly regarded primary school and two public houses/restaurants.





Location

Hunsdon boasts all the key ingredients of a great country village and amenities are just a few minutes 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, Beavers and Squirrels.

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 (35 minutes), also at Tottenham Hale on the Victoria line (17 minutes) easy access for the City and West End, while the area is well connected by road, with the M11 and M25 within easy reach.



The Property

The property has been well maintained over the years and offers flexible accommodation arranged over two floors.

The spacious reception hall leads to a good size study, guest cloakroom and a useful interior room which could be utilised in different ways.

The contemporary kitchen/breakfast room is beautifully fitted and has a range of integrated appliances. A large breakfast bar with overhang seats five comfortably and is a great place for informal dining. Adjacent to the kitchen is the utility room, with a good range of wall, base and storage units and spaces for washing machine and tumble dryer.

The generous formal dining room has a walk-in bay to the front aspect. There is ample space for a large table and chairs and comfortable seating, an excellent room for family gatherings and entertaining.

Finally, the living room provides a relaxing space with an attractive modern wood burning stove and double doors opening directly to the garden.

Upstairs the light filled landing leads to the principal bedroom which has built in wardrobes and adjoining en-suite facilities. The other three bedrooms are all comfortable doubles and are served by the family bathroom.



Exterior

Outside is equally impressive, a private block paved driveway is flanked by hedging with plenty of parking, giving access to the tandem garage. There is also an EV charging point installed at the property.

The rear garden features a wide decked area, spanning the full width of the property, under a timber pergola, great for outside dining on warm sunny days. The remainder of the garden is laid to lawn, interspersed with mature flower and shrub borders and trees. To one side there is a vegetable plot and to the other, a timber garden room that has power, light and broadband connectivity. This garden is perfect for family living, children's play or an avid gardener.



Accommodation

Front door opening to:

Enclosed Entrance Porch

Door to:

Reception Hall

Stairs rising to first floor. Radiator, Recessed cloaks cupboard and under stairs storage cupboard.

Guest Cloakroom

Modern Suite: Low level w.c. with concealed cistern. Vanity wash hand basin. Part tiled walls and tiled floor.





Study 4.11m x 2.21m (13'5" x 7'3")

Double glazed window to front. Radiator. Personal door to garage.

Interior Room 2.74m x 2.71m (8'11" x 8'10")

This room could have different uses. Currently a second study, with fitted shelving. Radiator.

Dining Room 8.41m into bay x 3.56m (27'7" into bay x 11'8")

Fabulous family and entertaining space. Walk in bay window to front. Two radiators. Solid oak flooring.

Kitchen/Breakfast Room 4.53m x 3.97 (14'10" x 13'0")

Superbly fitted with a contemporary range of soft close wall and base units with complementary work surfaces and up-risers over. Inset one and a half bowl sink and drainer. Built-in 'Hotpoint' twin ovens with large five ring 'AEG' induction hob over and illuminated extractor canopy. Integrated dishwasher and fridge/freezer. Matching breakfast bar with overhang countertop, with space to seat five people with ease. Wide double glazed window to rear and double glazed door opening to the garden.

Utility Room 5.50m x 1.53m (18'0" x 5'0")

Range of wall base and tall storage units. Inset sink and drainer. Spaces and plumbing for washing machine and tumble dryer. Floor standing 'Ideal Mexico' gas fired boiler. High level double glazed window and door opening to front courtyard area.

Living Room 4.99m x 4.54m (16'4" x 14'10")

Dual aspect room with twin double glazed windows to side and wide double doors opening to the decked terrace. Radiator. Contemporary wood burning stove, transforming the room into a cosy space in the chillier months.

First Floor

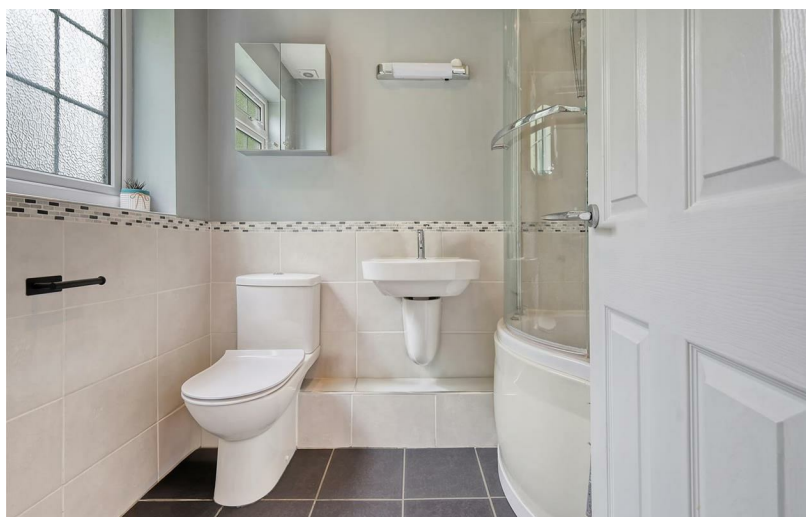
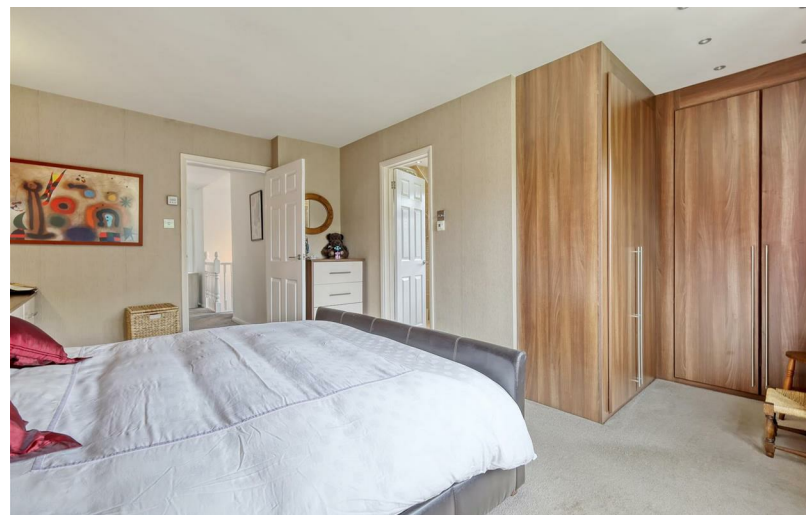
Landing with double glazed window to side. Airing cupboard. Loft access hatch. Loft has pull down ladder, is boarded with light connected.

Principal Bedroom 4.56m x 4.34m > 3.14m (14'11" x 14'2" > 10'3")

Wide double glazed window to rear. Radiator. Off-set dressing area with built-in wardrobe cupboards. Door to:

En-Suite Shower Room 2.54m x 1.68m (8'3" x 5'6")

Modern suite: Corner shower cubicle with rainfall shower head and multiple jets. Curved glazed door. Twin bowl sinks with upstand mixer taps on table top with storage below. Low flush w.c. Complementary tiling to walls and floor. Frosted double glazed window.





Bedroom two 3.86m x 3.40m (12'7" x 11'1")

Double glazed window to rear. Radiator.

Bedroom Three 3.86m x 3.40m (12'7" x 11'1")

Double glazed window to front. Radiator.

Bedroom Four 3.48m x 3.06m (11'5" x 10'0")

Double glazed window to front. Radiator.

Family Bathroom 2.32m x 1.70m (7'7" x 5'6")

Modern Suite: Panel enclosed jacuzzi bath with overhead shower. Wall mounted wash hand basin. Low flush w.c. Chrome heated towel rail. Complementary tiling. Double glazed frosted window.



Garage 9.21m x 3.03m max (30'2" x 9'11" max)

Up and over door. Power and light connected. Rear door to outside and door to study.

Detached Garden Room 4.77m x 2.78m (15'7" x 9'1")

Great addition to the garden. Power light and broadband connectivity. Great as a home office, gym garden entertainment room or just a great space to relax and enjoy the garden all year round.

Services

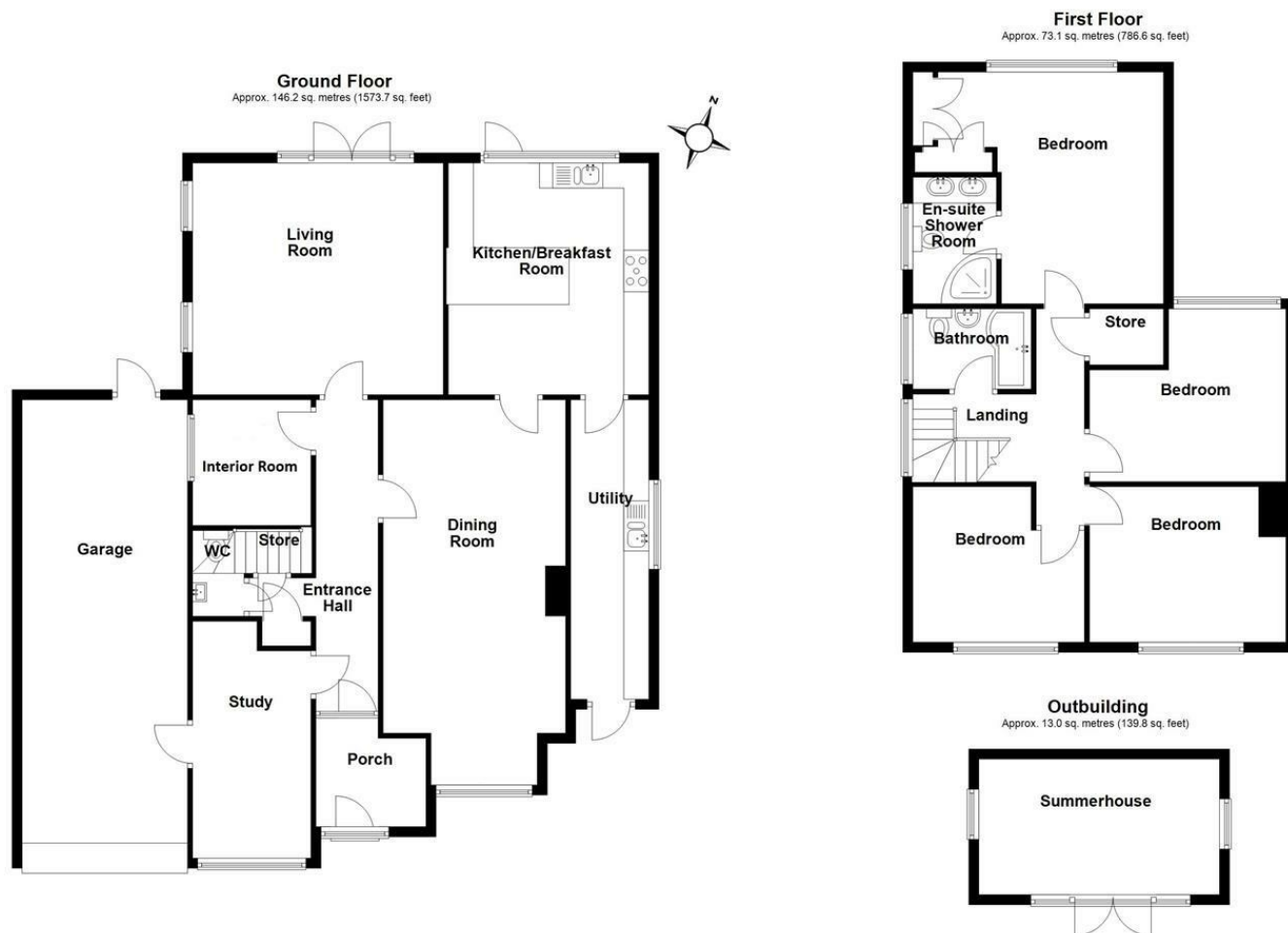
All main services connected. Gas central heating via radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616



Total area: approx. 232.3 sq. metres (2500.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Drury Lane, Hunsdon

MORTGAGE ADVICE

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Tenure: Freehold

Council Tax Band: G

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		81
(69-80) C		
(55-68) D	61	
(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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