



**Oliver
Minton**
Sales & Lettings

**1 Home Farm Cottages,
Wyddial**

Herts SG9 0SA

Asking Price £575,000

BEING OFFERED CHAIN FREE to help enable a QUICK COMPLETION before the new September school term, an attractive and superbly appointed 3 bedroom end terrace home in this sought-after lovely small village, in a quiet location, but not isolated and only a mile and a half away from Buntingford and its facilities. Beautifully presented throughout, the accommodation comprises: entrance porch, hall, cloakroom, fitted kitchen, living room, double glazed conservatory, main bedroom with en-suite shower room, huge second bedroom with dressing area, further single bedroom and updated family bathroom. There is gas heating to radiators, double glazing, an integral garage with electric roller door and scope for easy conversion, driveway parking for 2 cars, further adjacent residents parking and attractive, secluded side and rear garden areas. Wyddial is a friendly neighbourhood and enjoys a good community spirit. It is surrounded by beautiful countryside with many footpaths and bridleways to choose from.





ENCLOSED ENTRANCE PORCH

Front door with glazed inset. Inner door to:

ENTRANCE HALL

Staircase to first floor. Wood flooring. Doors to Kitchen, Lounge and Cloakroom.

CLOAKROOM 2.24m x 0.86m (7'4 x 2'10)

White suite comprising WC and pedestal hand basin. Chrome heated towel rail. Double glazed window to front. Extractor fan.

KITCHEN 3.38m x 2.64m (11'1 x 8'8)

Modern fitted kitchen with white high gloss wall, base and drawer units with concealed lighting over work surfaces incorporating sink unit. Built-in 'Bosch' gas hob with electric oven below and extractor unit above. Integrated dishwasher, fridge/freezer and plumbing for washing machine. Double glazed window to front. Radiator. Wall-mounted 'Worcester' gas fired boiler. Personal access door to Garage.



LIVING ROOM 5.59m x 3.94m (18'4 x 12'11)

An attractive room with corner feature fireplace with fitted gas fire, radiator, double glazed window to rear and double glazed doors to Conservatory.

DOUBLE GLAZED CONSERVATORY 3.28m x 3.25m (10'9 x 10'8)

This sunroom/conservatory is currently being used as a Dining Room. It benefits from a fully insulated and tiled roof providing a living space that can be used all year round. Radiator.

FIRST FLOOR LANDING

Access hatch to loft area. Doors to bedrooms and Bathroom. (N. B. There is scope to reconfigure the first floor to create 4 bedrooms).

MAIN BEDROOM 5.00m + door recess x 3.38m (16'5 + door recess x 11'1)

Double glazed window to rear. Radiator. Range of built-in double wardrobes. Door to:

EN-SUITE SHOWER ROOM 3.23m x 1.47m (10'7 x 4'10)

An attractive modern fitted shower room incorporating shower cubicle with 'rain' shower and curved glazed sliding door. Walnut effect vanity unit and Low level flush WC. Double glazed window. Chrome heated towel rail. Ceramic tiled floor.

BEDROOM TWO 6.53m including wardrobes x 2.64m < 3.30m (21'5 including wardrobes x 8'8 < 10'10)

A superb large double bedroom with dressing area. Two double glazed windows to front. 2 radiators. Built-in wardrobes and drawers unit. Access hatch to loft.

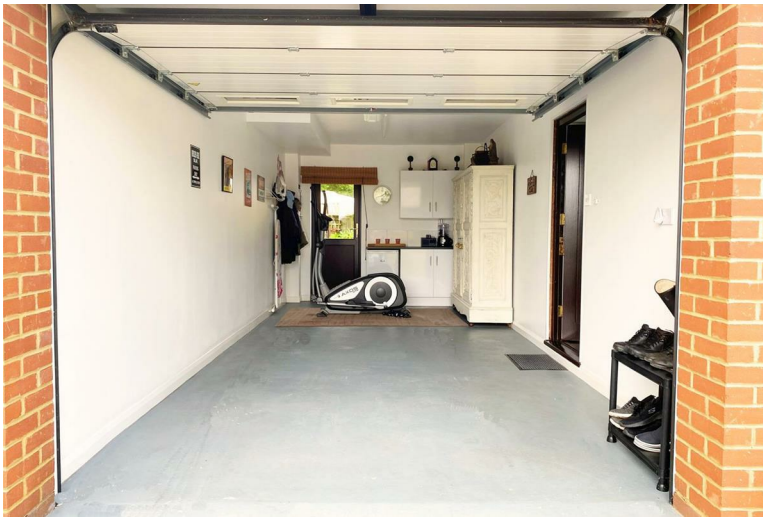
BEDROOM THREE 2.21m x 2.18m (7'3 x 7'2)

Double glazed window to rear. Radiator.

FAMILY BATHROOM 2.18m x 1.32m (7'2 x 4'4)

A lovely contemporary bathroom with suite comprising white low level flush WC, vanity sink unit and bath. Chrome heated towel rail. Laminate floor. Door to built-in overstairs airing cupboard housing hot water cylinder.





LARGE INTEGRAL GARAGE 6.93m x 3.05m (22'9 x 10'0)

Electric remote control roller door. Insulated and painted walls and painted concrete floor. Double glazed personal access door to rear garden. Power and light connected. Fitted wall and base units and work surfaces to rear section.

N.B. This garage has great potential to be converted into a further reception room or ground floor bedroom if desired.

FRONT GARDEN & DRIVEWAY

Areas of grass and brick paved driveway with double car width parking space. Side access gate to rear garden. (There is potential to enlarge the driveway parking if desired).

SIDE GARDEN AREA

Paved side access pathway. Area of lawn.

REAR GARDEN

A pretty, secluded garden, mainly laid to lawn with flower and shrub beds and borders. Enclosed by panelled fencing. Rear access gate.

RESIDENTS PARKING AREA

Adjacent to the side of the house is this private residents parking area.





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

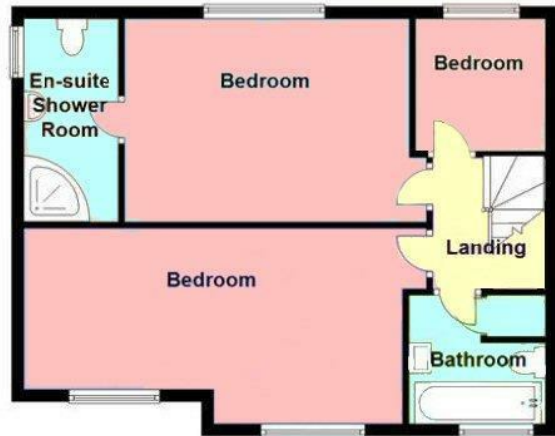
Ground Floor

Approx. 73.2 sq. metres (787.9 sq. feet)



First Floor

Approx. 57.3 sq. metres (616.9 sq. feet)



Total area: approx. 130.5 sq. metres (1404.9 sq. feet)

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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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