



**Oliver
Minton**
Sales & Lettings

**18 The Street,
Braughing
Herts SG11 2QF**

Offers In The Region Of £995,000

Oliver Minton Village & Rural Homes are delighted to offer this wonderful semi-detached period family home superbly appointed in the heart of this picturesque and sought-after East Herts village. Sympathetically and stylishly extended and refurbished, this 5 bedroom home is perfectly complemented by a fantastic large rear garden which backs on to Braughing's recreation ground, on a overall plot which extends to just under a quarter of an acre. Formally 'The Boar's Head' public house, the property is in Braughing's Conservation Area, but is not listed. The village church, 3 public houses and the 'outstanding' Jenyn's First School & Nursery are all within walking distance, as is the picture postcard village ford and there are a wealth of lovely walks to be enjoyed in the surrounding countryside.





ENTRANCE PORCH

Wood flooring. Outer and inner door to:

LIVING ROOM 7.26m x 3.73m narrowing to 2.29m (23'10 x 12'3 narrowing to 7'6)

A lovely wide open-plan reception room with 2 double glazed bay windows to front with built-in bamboo window seats with inner storage. Inset ceiling lights. Bamboo flooring with underfloor heating. Open fireplace with wood burning stove. Folding part glazed doors at rear to:

KITCHEN 3.76m + door recess x 3.35m (12'4 + door recess x 11'0)

Double glazed solid engineered wood window to side. Quartz work surfaces incorporating sink unit. Bamboo breakfast bar. Built-in 'Fisher & Paykel' range cooker with 5-ring gas hob, double ovens, plate warmer and extractor hood above. Space for fridge and freezer. Excellent range of fitted wall, base and drawer units and wine rack. Integrated dishwasher. Porcelain tiled floor with underfloor heating. Door concealing stairs down to cellar. Glazed door to playroom/snug. Opening and step up at rear to Dining Room.





CELLAR 3.18m x 2.79m (10'5 x 9'2)

Housing controls for underfloor heating. Power and light connected. Extractor fan. Space for freezer, tumble dryer and further storage. Fitted work surface incorporating 'Butler' sink. Fitted macerator.

SNUG / PLAYROOM 3.66m x 3.35m (12'0 x 11'0)

Bamboo flooring. Radiator. Fireplace with inset wood burning stove. Inset ceiling lights.

SUPERB OPEN PLAN DINING / FAMILY ROOM 5.21m x 4.90m (17'1 x 16'1)

Bamboo flooring with underfloor heating. 2 sets of full width sliding double glazed patio doors to rear garden. 3 double glazed skylight windows. Inset ceiling lights. Staircase to first floor. Folding part glazed doors to:

REAR LOBBY

Double glazed door to rear garden. Door to Cloakroom. Opening and step down to Snug/Playroom.

CLOAKROOM

Attractive white suite comprising WC, wash hand basin with storage drawers below, radiator, double glazed window.

FIRST FLOOR LANDING

Glass balustrade. Access hatch to full length boarded attic space with full standing height.

BEDROOM ONE 3.71m x 3.00m (12'2 x 9'10)

Double glazed window to rear. Radiator. High vaulted ceiling with inset ceiling lights. Sliding door to:

EN-SUITE SHOWER ROOM 1.78m x 1.65m (5'10 x 5'5)

Luxury suite comprising glazed corner shower cubicle, white WC and wash hand basin with shelving below, double glazed window, ceramic tiled floor, inset ceiling lights, extractor fan, heated towel rail.

BEDROOM TWO 3.53m inc chim breast x 3.40m (11'7 inc chim breast x 11'2)

Radiator. Inset ceiling lights.

LUXURY EN-SUITE SHOWER ROOM 2.74m x 1.83m (9'0 x 6'0)

Large glazed shower cubicle, WC, oval shaped hand basin with storage shelves below, heated towel rail, ceramic tiled floor, large vertical double glazed window, extractor fan, inset ceiling lights, high ceiling with double glazed skylight window.

BEDROOM THREE 3.78m x 2.69m (12'5 x 8'10)

Double glazed window to front. Radiator. Inset ceiling lights.

BEDROOM FOUR 3.71m x 3.43m inc chim breast (12'2 x 11'3 inc chim breast)

Double glazed window to front overlooking Square. Radiator. Inset ceiling lights.





BEDROOM FIVE 2.69m x 2.46m (8'10 x 8'1)

Double glazed window to side. Radiator. Inset ceiling lights.

FAMILY BATHROOM 2.69m x 2.11m (8'10 x 6'11)

Attractive white suite comprising large bath, wash hand basin, glazed corner shower cubicle, WC. Heated towel rail, Double glazed obscure window. Inset ceiling lights. Ceramic tiled floor. Louvred door to built-in linen cupboard.

OUTSIDE

Side gates gives access to off road parking space. Outside water tap.

DETACHED GARAGE & OFF STREET PARKING 4.88m x 2.74m (16'0 x 9'0)

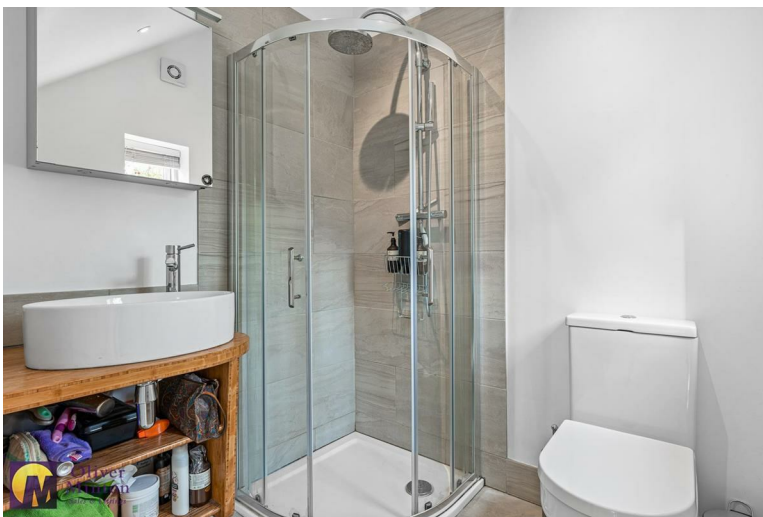
Double doors to front. Power and light connected. Eaves storage space. Stable door. Double glazed windows.

SUPERB GARDENS

With a plot of just under a quarter of an acre, the gardens are an outstanding feature of this superb family home. Mainly laid to lawn, it backs on to the recreation ground, with shaped flower and shrub beds and borders. Large 2-tier patio area with retaining wall. Enclosed by panelled fencing. Outside power points and lights. Timber garden outbuilding. Greenhouse. Further timber garden shed.

HOME OFFICE OUTBUILDING 2.92m x 2.90m (9'7 x 9'6)

Power and light connected.





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

BASEMENT
126 sq ft. (11.7 sq.m.) approx.

GROUND FLOOR
980 sq ft. (90.0 sq.m.) approx.

1ST FLOOR
829 sq ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 1935 sq.ft. (179.7 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		85
(69-80) C	77	
(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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