



**Oliver
Minton**
Sales & Lettings



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**26 Cambridge Road,
Thundridge**

Herts SG12 0SU

Price Guide £800,000

Oliver Minton Estate Agents Village & Rural Homes are delighted to bring to the market for early viewing, this fantastic individual period semi-detached house in the highly sought-after village of Thundridge. A comprehensive program of extension, stylish refurbishment and sympathetic modernisation is nearing completion. This attractive family house is superbly appointed in a great location with stunning views to the rear. There is a recently built detached garage with parking for 2-3 cars in front, an attractive garden and enclosed sun terrace and other features including double glazing, gas central heating to radiators, entrance lobby, sitting room, study, dining room, superb open-plan kitchen/breakfast room, cloakroom, basement bedroom 4, 3 first floor bedrooms and upstairs bathroom.



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ENCLOSED ENTRANCE PORCH

Solid front door. Ceramic tiled floor. Antique pine inner door to:

SITTING ROOM 4.37m x 4.14m + alcove (14'4 x 13'7 + alcove)

Dual aspect double glazed windows. Fireplace with wood burning stove. Door to:

INNER HALL

Antique style radiator. Exposed wooden floorboards. Staircase to first floor. Door revealing stairs down to Basement Room.

BASEMENT ROOM 3.43m x 2.46m + stairs & alcove (11'3 x 8'1 + stairs & alcove)

Inset ceiling lights. Understairs built-in storage cupboards and drawers. Natural exposed brick floor. Alcove with double glazed skylight window. Antique style radiator.

STUDY / SNUG 3.61m x 2.39m (11'10 x 7'10)

uPVC double glazed window. Wood flooring. Antique style radiator.





DINING ROOM 3.96m x 3.91m (13'0 x 12'10)

Dual aspect uPVC double glazed windows. Wood laminate floor. Antique style radiator. Doorway to Kitchen.



SUPERB KITCHEN/BREAKFAST ROOM 7.62m overall x 3.48m (25'0 overall x 11'5)

Ceramic tiled floor with underfloor heating. Quartz work surfaces with concealed lighting above and breakfast bar. Bespoke oak fitted wall, base and drawer units. Integrated 'Butler' sink. Integrated 'Bosch' dishwasher, upright integrated fridge. 'Rangemaster Professional Deluxe' range cooker with extractor hood above. Open plan at side to Lobby Area with back door, double glazed vertical panels either side. Inset ceiling lights.



SHOWER ROOM

Luxury white suite comprising large shower cubicle with glazed sliding door and 'Aqualisa' control. Wash hand basin with cupboard under. WC. Chrome heated towel rail. uPVC double glazed window. Quartz tiled floor with underfloor heating.

UTILITY ROOM

Ceramic tiled floor with underfloor heating. Wall-mounted 'Worcester' gas fired boiler. Butler sink. Quartz work surfaces. Base storage units. Inset ceiling lights. Plumbing for washing machine and space for tumble dryer.

FIRST FLOOR LANDING

Radiator. Access hatch to loft.

BEDROOM ONE 4.39m x 4.19m + alcove (14'5 x 13'9 + alcove)

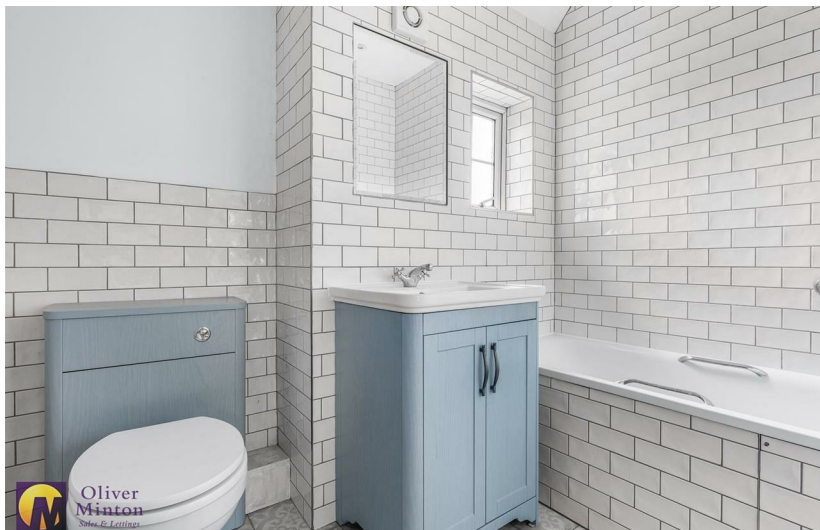
Dual aspect double glazed uPVC windows. Radiator. Door to recessed wardrobe/storage cupboard.

BEDROOM TWO 3.86m x 3.40m + alcove (12'8 x 11'2 + alcove)

Double glazed window to rear with wonderful views. Radiator.

BEDROOM THREE 3.63m x 2.39m (11'11 x 7'10)

Double glazed window to side with fantastic views. Radiator.





FAMILY BATHROOM

Comprising white bath with tiled panel, wash hand basin with cupboard under, WC. Antique style radiator with heated towel rail. uPVC double glazed obscure window. Inset ceiling lights. Ceramic tiled floor.

OUTSIDE

ATTRACTIVE GARDEN & TERRACE with SUPERB VIEWS

There is a good area of lawn with flower and shrub beds and a separate enclosed paved terrace with lovely views. Paved pathway from house to garage and rear access gate. Timber log store. Further pedestrian gate and path to front door.

DETACHED GARAGE & PARKING 4.88m x 2.95m (16'0 x 9'8)

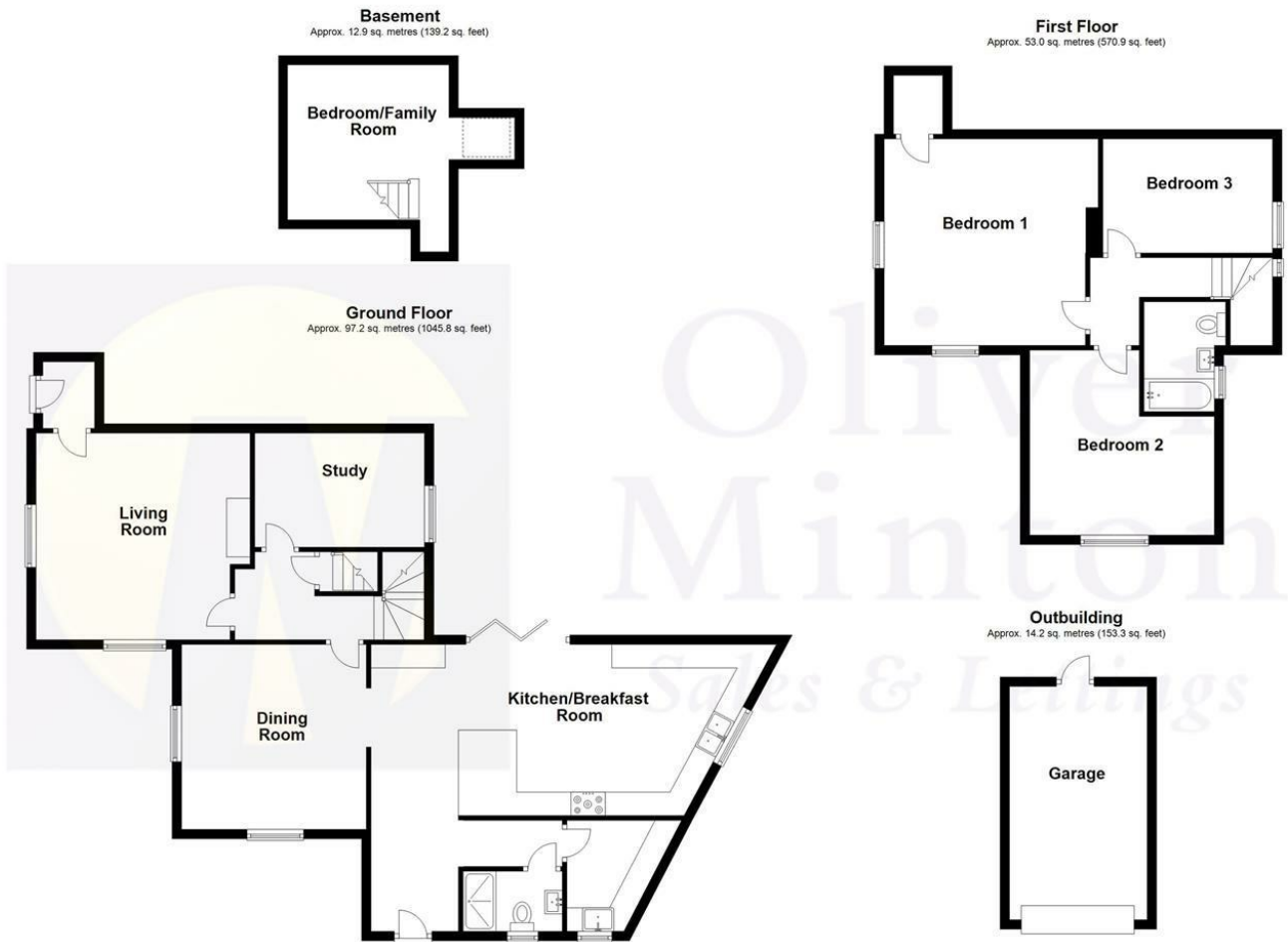
Single garage with power and light connected. uPVC double glazed window. Personal access door. Parking for several cars on driveway in front of garage. Access gate to rear garden.





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. 177.4 sq. metres (1909.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(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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