



**Oliver
Minton**
Sales & Lettings

**Bridleside, Patmore Heath
Albury**

Herts SG11 2LX

Asking Price £649,995

In this wonderful location overlooking the picturesque 19 acre Patmore Heath, Oliver Minton Village & Rural Homes are delighted to offer this CHAIN FREE individual detached bungalow, offered For Sale in excellent condition throughout. Within walking distance of the Catherine Wheel public house, the bungalow faces directly on to the heath and benefits from a block paved driveway, large single garage and a lovely walled and secluded rear garden. The superbly presented accommodation comprises: hallway, wet room, spacious living room, excellent fitted kitchen, superb principal bedroom with dressing area and en-suite bathroom and further double bedroom. There is oil fired central heating and high quality double glazed windows throughout.





24'3 HALLWAY

Double glazed windows to front. Part glazed stable front door. 3 radiators.

SPACIOUS SHOWER ROOM 2.31m x 1.63m (7'7 x 5'4)

Modern wet room style shower room with mobility ease access provision. Wall-mounted shower with fitted folding seat. White WC and hand basin. Heated towel rail. Fully tiled walls. Inset ceiling lights. Skylight window.

SUPERB FITTED KITCHEN 3.53m x 3.38m (11'7 x 11'1)

Dual aspect double glazed windows to front and rear. Double glazed door to garden. Excellent bespoke range of fitted soft-closing wall, base and drawer units including corner carousel units. Concealed lighting over granite work surfaces incorporating double bowl sink with mixer tap and 'AEG' electric induction hob with extractor unit above. Matching granite breakfast bar. Integrated 'Siemens' washing machine, integrated slimline dishwasher and built-in 'AEG Competence' eye-level electric double ovens. Integrated fridge and freezer. Inset ceiling lights. Wide doorway opening from hallway.



LIVING ROOM 6.17m x 4.27m narrowing to 3.91m (20'3 x 14'0 narrowing to 12'10)

Dual aspect double glazed windows to front overlooking heath and garden to rear. 2 radiators. Open fireplace.



PRINCIPAL BEDROOM SUITE

BEDROOM AREA 4.93m x 3.25m (16'2 x 10'8)

Double glazed window to front overlooking heath. Radiator. Open-plan to:

STUDY / DRESSING AREA 3.23m x 2.34m (10'7 x 7'8)

Double glazed window to rear. Radiator. Wide doorway opening to:

EN-SUITE BATHROOM 2.34m x 2.34m (7'8 x 7'8)

Obscure double glazed window to rear. White modern suite comprising bath with hand shower attachment and ceramic tiled surround, WC and wash hand basin. Shaver point. Inset ceiling lights. Radiator with integrated towel rail.



BEDROOM TWO 3.96m x 3.56m (13'0 x 11'8)

Double glazed windows to front overlooking heath. Radiator.

OUTSIDE - Patmore Heath

Patmore Heath is an attractive 19 acre biological Site of Special Scientific Interest. It is managed by Hertfordshire & Middlesex Wildlife Trust and consists of dry grasses, trees, marshy areas and is criss-crossed with pathways.

GARAGE 6.40m x 2.87m (21'0 x 9'5)

Up and over door. Power and light connected. Personal access door to rear. Floor-standing 'Boulter' oil fired boiler. Water softener. Access hatch with loft ladder to large insulated loft space which spans the entire length of the bungalow - power and light connected.



FRONT DRIVEWAY

Block paved. Commonland lawn frontage. Oil tank to side of garage.

SECLUDED REAR GARDEN 18.29m x 10.67m (60'0 x 35'0)

A lovely secluded walled garden. Large paved patio area gently sloping down to lawn. Mature flower and shrub borders. 2 outside taps and lights. Side access gate. Brick built log/bin store.

AGENTS NOTE

Mains mains water, drainage and electricity. Heating is via oil boiler to 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

GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 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: F

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		84
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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