



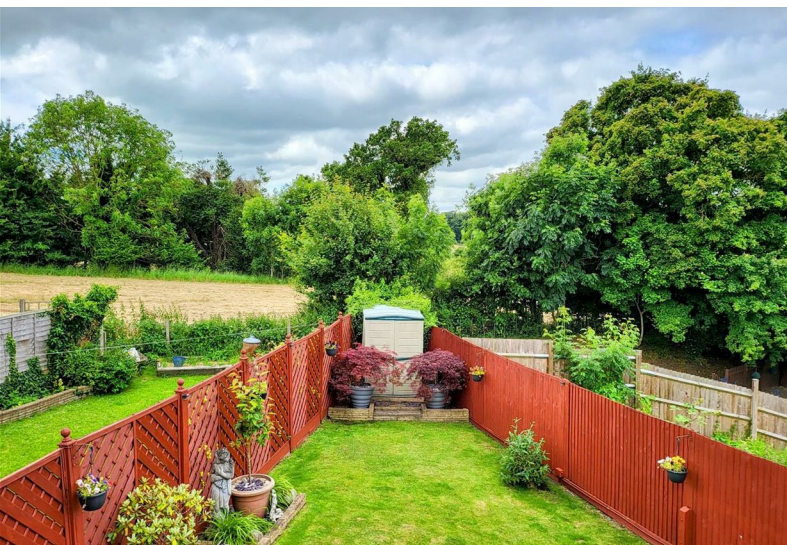
**Oliver  
Minton**  
*Sales & Lettings*

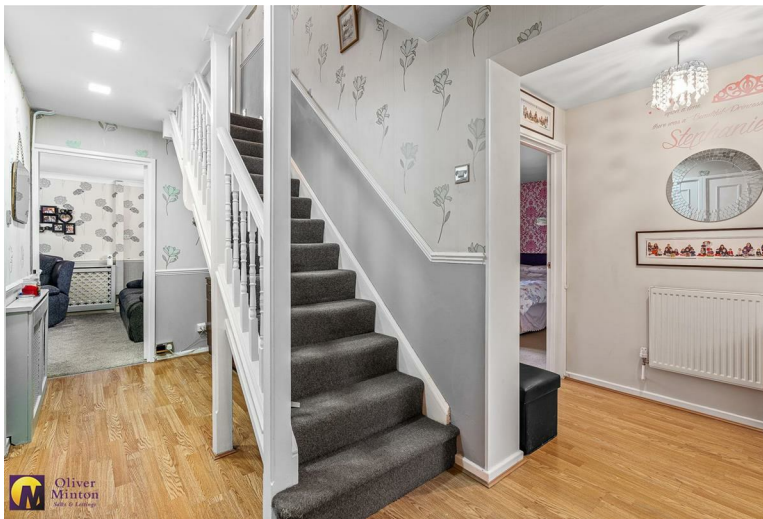
**21 Uplands,  
Braughing**

**Hertfordshire SG11 2QJ**

**Asking Price £475,000**

LOOKING FOR A GROUND FLOOR ANNEXE BEDROOM & EN-SUITE? A great family home benefitting from a super ground floor extension giving the house a 4th bedroom / annex section with en-suite wet room. This deceptively spacious, well presented family home includes gas central heating to radiators, uPVC double glazing, hallway, cloakroom, utility room, kitchen/breakfast room, lounge, double glazed conservatory, annexe hallway to Bedroom 4 and wet room, 3 first floor double bedrooms and family bathroom. There is an attractive south-facing rear garden with large patio and lawn, enjoying lovely views to the rear. The 'outstanding' Jenyns First School and Nursery is within short walking distance, as is Braughing's St Mary's church, public houses, recreation ground and picturesque ford. Braughing is one of East Herts most sought-after villages, just a few minutes drive from the A10 dual carriageway.





uPVC double glazed front door to:

**UTILITY ROOM 2.06m x 1.93m (6'9 x 6'4)**

uPVC double glazed door to rear. Inset ceiling lights. Built-in storage cupboard housing wall mounted 'Worcester' gas fired boiler. Fitted storage units and work surface. Space for fridge/freezer. Laminate flooring. Part glazed inner door to:

**HALLWAY**

Wood laminate floor. Stairs to first floor. Built-in broom cupboard. 2 radiators. Further built-in cloaks/storage cupboard. Side doorway to ANNEX hallway.

**CLOAKROOM**

White WC and corner wash hand basin with cupboard under. Fully tiled walls. uPVC double glazed obscure window. Wall-mounted electric convector heater.

**KITCHEN / BREAKFAST ROOM 4.78m x 3.35m narrowing to 2.39m (15'8 x 11'0 narrowing to 7'10)**

uPVC double glazed window. Excellent range of fitted wall, base, drawer and display units with work surfaces incorporating enamel sink unit with mixer tap. Plumbing for washing machine and dishwasher. Recess for cooker with gas cooker point. Integrated fridge and freezer. Radiator.

**LOUNGE 5.44m x 3.51m (17'10 x 11'6)**

Chimney breast with fireplace recess and inset wood burning stove. uPVC double glazed window and large double glazed French doors to conservatory. Radiator. Door from hall.

**LARGE DOUBLE GLAZED CONSERVATORY 4.83m x 2.64m (15'10 x 8'8)**

Wood effect vinyl floor. Radiator. 2 electric wall mounted radiators. Power points and wall light points.



**GROUND FLOOR ANNEX HALLWAY**

Wood laminate floor. uPVC double glazed 'front' door. Door to:

**ANNEX BEDROOM / FURTHER RECEPTION ROOM  
4.62m x 3.58m (15'2 x 11'9)**

Own 'front' door access and fully compliant for wheelchair access, with level floor access and uPVC French doors to rear garden. Radiator. Further wall-mounted electric radiator. Sliding door to:

**LARGE 'WET' ROOM 3.00m x 1.88m (9'10 x 6'2)**

uPVC double glazed obscure window. Radiator. Large shower area with 'Mira' shower. White WC and wash hand basin. Vanity light with shaver point. Wall-mounted electric convactor fan.

**FIRST FLOOR LANDING**

Access hatch to boarded loft with retractable ladder and light connected. Door to overstairs storage cupboard. Door to built-in linen cupboard.

**BEDROOM ONE 4.52m x 2.90m (14'10 x 9'6)**

uPVC double glazed window to rear with lovely views. Radiator. Range of fitted bedroom furniture incorporating wardrobes, storage cupboards, bedside units and display shelving.

**BEDROOM TWO 3.86m x 2.57m + wardrobes (12'8 x 8'5 + wardrobes)**

uPVC double glazed window to front. Radiator. Sliding doors to recessed double wardrobe cupboards.

**BEDROOM THREE 3.18m x 2.46m (10'5 x 8'1)**

uPVC double glazed window to rear with lovely views. Radiator. Wood laminate floor.

**FAMILY BATHROOM 2.08m x 1.73m (6'10 x 5'8)**

Modern white suite comprising bath with 'Mira' shower above and glazed shower screen, WC and pedestal wash hand basin. uPVC double glazed obscure window. Fully tiled walls. Radiator.

**OUTSIDE - Residents Car Park**

There is a nearby residents car parking area with a good amount of 'casual' parking.

**FRONT and SIDE**

Block paved approach to front door. Side access gate to brick paved courtyard area with canopy porch over entrance doors to Utility Room and Annex Bedroom. Large metal storage shed. Outside water tap, power points and light. Access to:

**SOUTH-FACING REAR GARDEN**

A lovely secluded garden, triangular in shape, with extensive paved patio area leading to lawn. Enclosed by paneled fencing. Outside water tap, power points and lighting.

**AGENTS NOTES**

All mains services are connected with mains water, sewerage, electricity and gas central heating 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  
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 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.  
Made with Metropix ©2021



**Tenure:** Freehold

**Council Tax Band:** C

**Viewing Arrangements:**

Strictly by appointment


28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

**Email:** puckeridge@oliverminton.com

**View all our properties at [www.oliverminton.com](http://www.oliverminton.com)**

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.