



**Oliver  
Minton**  
*Sales & Lettings*

**4 Hull Lane,  
Braughing**

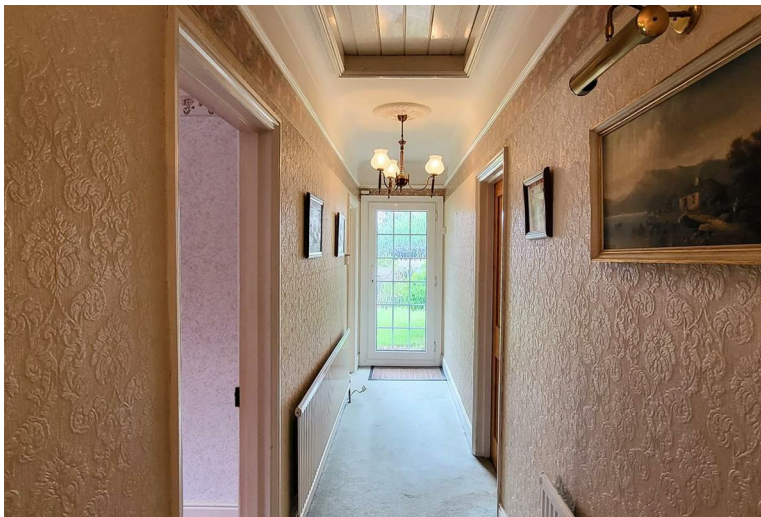
**Herts, SG11 2PF**

**Offers In The Region Of £699,000**

Oliver Minton Village & Rural Homes are delighted to offer this CHAIN FREE detached chalet bungalow, on a super 0.25 acre plot and with predominantly ground floor accommodation adding up to circa 1744 sq ft. There is scope for extension (subject to planning permission), a large driveway leading to a detached double garage and further timber outbuildings. The mainly lawned gardens extend to 3 sides of the property. Hull Lane is a sought-after no through road location, within short walking distance of the Golden Fleece public house.







### **29' LONG HALLWAY**

Main entrance door. Staircase to first floor. 2 radiators. Access hatch to loft space.

### **BEDROOM TWO 3.66m + bay x 3.66m including wardrobes (12'0 + bay x 12'0 including wardrobes)**

Double glazed uPVC bay window to front. Radiator. Fitted wardrobes.

### **BEDROOM THREE 3.43m x 3.23m + bay (11'3 x 10'7 + bay)**

uPVC double glazed bay window to front with radiator.

### **BEDROOM FOUR 3.43m x 3.10m (11'3 x 10'2)**

uPVC double glazed bay window to side. Radiator.



### **LIVING ROOM 6.83m x 3.71m inc chim breast + 3.05m x 2.29m dini (22'5 x 12'2 inc chim breast + 10'0 x 7'6 dining ar)**

A spacious triple aspect room with double glazed windows and French doors to garden. Fireplace with fitted wood burner. 3 radiators.





### **KITCHEN / DINER 5.77m x 2.84m (18'11 x 9'4)**

Range of fitted wall, base and drawer units with work surfaces incorporating sink unit. Dual aspect double glazed windows. Ceramic tiled floor. Space for cooker with fitted extractor hood above. Plumbing for dishwasher. Radiator. Double glazed door to rear garden. Part glazed door to Hallway.

### **UTILITY ROOM 2.69m x 2.57m (8'10 x 8'5)**

uPVC double glazed window and door to garden. Fitted base units and work surfaces incorporating sink unit. Plumbing and space for washing machine and tumble dryer. Wall-mounted 'Ideal Logic' gas fired boiler.

### **FAMILY BATHROOM 3.33m x 2.59m (10'11 x 8'6)**

Comprising bath with hand shower attachment, WC and wash hand basin. Enclosed shower cubicle. Radiator.

### **FIRST FLOOR LANDING**

Doors to:

### **BEDROOM ONE 4.80m + walk-in dormer x 3.30m (15'9 + walk-in dormer x 10'10)**

Dual aspect with uPVC double glazed windows to side and rear. 2 radiators. Access door to undereaves storage.

### **BATHROOM 3.20m x 2.29m (10'6 x 7'6)**

Panelled bath, WC and wash hand basin. Radiator. uPVC double glazed obscure window.

### **STORAGE CUPBOARD 2.95m x 1.30m + airing cupboard recess with hot wa (9'8 x 4'3 + airing cupboard recess with hot water )**

Door from landing. Spacious storage cupboard and recess housing hot water cylinder.

### **OUTSIDE**

#### **DRIVEWAY**

Large driveway to side, leading to Double Garage.

#### **DETACHED DOUBLE GARAGE**

Up and over door. Windows. Personal access door. Eaves storage space.







## SUPERB PLOT

The property is centrally positioned on a super 0.25 acre plot. The gardens are mainly laid to lawn with patio areas. Enclosed by panelled fencing. Detached timber summerhouse. Further timber outbuildings.

## 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  
1335 sq.ft. (124.0 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1744 sq.ft. (162.0 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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**01920 822999**

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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 75        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 48                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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