



**Oliver  
Minton**  
*Sales & Lettings*

**32 Friars Road,  
Braughing**  
Hertfordshire SG11 2NN  
**Asking Price £675,000**

Oliver Minton Village & Rural Homes are delighted to offer this spacious 3 double bedroom semi-detached family home of 1287 sq ft in this sought-after Braughing location, enjoying wonderful views over farmland to the front and a large rear garden backing on to countryside. Presented in excellent decorative order, features include uPVC double glazing, gas central heating to radiators, driveway and detached garage, entrance lobby and hallway, cloakroom, lounge, study/playroom with adjoining shower room, superb 21'4 kitchen/diner, main bedroom with dressing area and modern fitted en-suite bathroom, 2 further double bedrooms and updated family bathroom.







### **ENTRANCE PORCH & HALLWAY**

uPVC double glazed front door. Wood laminate floor. Inset ceiling lights. Radiator. Staircase to first floor.

### **LOUNGE 4.57m x 3.15m (15'0 x 10'4)**

Wood laminate floor. uPVC double glazed window to front with fitted plantation shutter blinds. Attractive fireplace with inset wood burner and stone surround. Radiator. Decorative ceiling beams. 2 vertical glassblock internal windows to kitchen.



### **CLOAKROOM**

Modern white suite comprising WC and wash hand basin with cupboard under. Inset ceiling lights. Extractor fan. Ceramic tiled floor.

### **STUDY/PLAYROOM/BEDROOM 4 3.18m + door recess x 2.64m (10'5 + door recess x 8'8)**

Dual aspect uPVC double glazed windows to front and side with fitted shutter blinds. Wood laminate floor. Radiator. Inset ceiling lights. Part glazed door from hall. Door to:





### **EN-SUITE SHOWER ROOM 1.65m x 1.30m (5'5 x 4'3)**

Modern fitted suite with glazed shower cubicle, wash hand basin with cupboards under. Chrome heated towel rail. Ceramic tiled floor. Inset ceiling lights.

### **SUPERB KITCHEN/DINER 6.50m x 3.38m (21'4 x 11'1)**

An excellent kitchen fitted by local specialists, Vandeeper, with space for dining and lounge areas and double glazed uPVC French doors opening to rear garden. Range of fitted wall, base and drawer units with granite quartz work surfaces incorporating 'Butler' sink. uPVC double glazed window to rear with shutter blinds. Radiator. Inset ceiling lights. Decorative beams. Space for fridge/freezer. Cupboard concealing wall-mounted 'Vaillant' gas fired boiler. uPVC double glazed side access door. Plumbing and space for washing machine, dishwasher and tumble dryer. Recdss for cooker with extractor hood above.



### **FIRST FLOOR LANDING**

Access hatch to loft. Radiator. Door to recessed airing cupboard housing hot water cylinder.



### **SUPERB BEDROOM ONE 6.50m x 3.38m reducing to 2.41m and 1.78m adjacent (21'4 x 11'1 reducing to 7'11 and 5'10 adjacent to)**

2 uPVC double glazed windows to rear with fitted shutter blinds. 2 radiators. Inset ceiling lights. Fitted 'Vandeeper' double wardrobe unit. Part glazed door to:

### **EN-SUITE BATHROOM 1.57m x 1.47m (5'2 x 4'10)**

Attractive modern suite comprising bath with shower above and glazed screen, WC and wash hand basin with cupboard under. Chrome heated towel rail. Extractor fan. Fully tiled walls and ceramic tiled floor. Inset ceiling lights.



### **BEDROOM TWO 4.60m x 3.15m (15'1 x 10'4)**

uPVC double glazed window to front with shutter blinds and fantastic views over countryside. Radiator. Inset ceiling lights.





**BEDROOM THREE 3.53m < 4.45m into recess x 2.57m (11'7 < 14'7 into recess x 8'5)**

uPVC double glazed window to front with shutter blinds and wonderful views. Radiator. Inset ceiling lights.

**FAMILY BATHROOM 1.91m x 1.80m (6'3 x 5'11)**

Modern white suite comprising bath with shower above and glazed screen, WC with concealed cistern and push button flush and wash hand basin with cupboards under. uPVC double glazed obscure window. Inset ceiling lights. Fully tiled walls and ceramic tiled floor. Chrome heated towel rail. Extractor fan.



**OUTSIDE**

The house occupies a super plot of 0.13 of an acre and enjoys superb views to the front and rear over open farmland.

**FRONT GARDEN & DRIVEWAY**

Area of lawn and long paved driveway leading alongside house to Garage. 5-bar gate between house and garage, giving access to rear garden.

**DETACHED GARAGE**

Up and over door. Power and light. Personal access door.

**LARGE REAR GARDEN**

Backing on to farmland. Outside water tap and lights.

**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



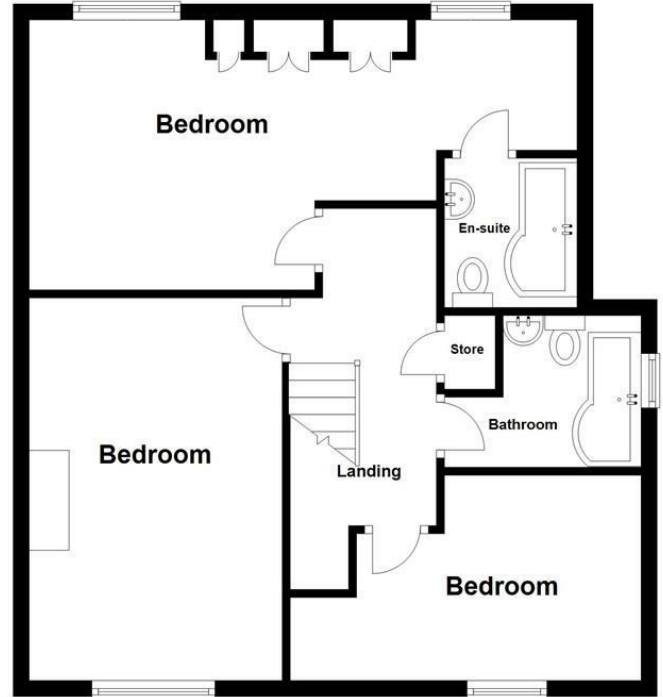
### Ground Floor

Approx. 59.9 sq. metres (644.5 sq. feet)



### First Floor

Approx. 59.7 sq. metres (642.4 sq. feet)



Total area: approx. 119.6 sq. metres (1286.8 sq. feet)

**Friars Road**

**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**

Strictly by appointment

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#### 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>                            |                            | <b>78</b> |
| (55-68) <b>D</b>                            | <b>60</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

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