



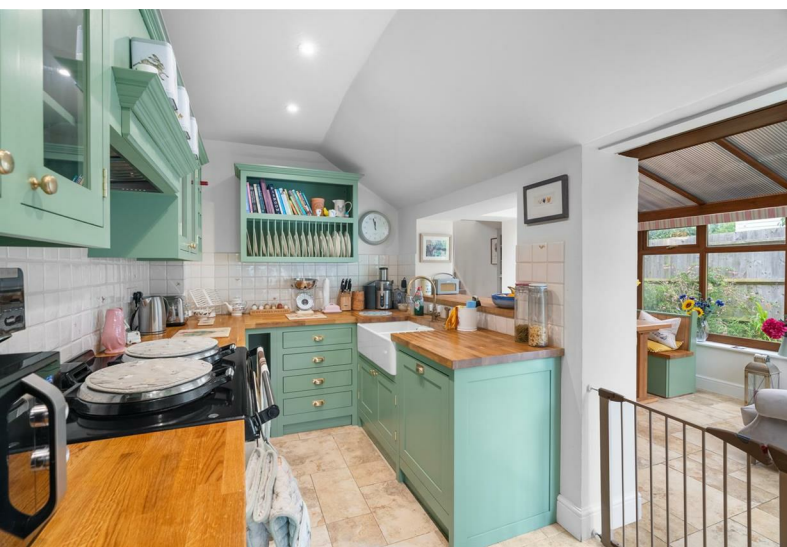
**Oliver  
Minton**  
*Sales & Lettings*

**Lodge Farm Cottage, The Street,  
Furneux Pelham**

**Herts SG9 0LJ**

**Asking Price £575,000**

Oliver Minton Village & Rural Homes are delighted to offer this beautiful, superbly appointed Grade II Listed Victorian semi-detached cottage in a fantastic village location. With Furneux Pelham's excellent C of E Primary school within very short walking distance, the cottage benefits from a garage with office loft room above, to the rear, a lovely secluded garden and accommodation comprising hallway with open-plan dining room, sitting room, double glazed conservatory/breakfast room, superb fitted kitchen, downstairs cloakroom, first floor bathroom and 2 double bedrooms.





### **HALLWAY**

Solid front door. Radiator. Wooden flooring. Inset ceiling lights. Staircase to first floor. Open to:

**DINING AREA 5.11m to face of chimney breast x 2.77m (16'9 to face of chimney breast x 9'1)**

2 radiators. Superb fitted dresser unit. Wood flooring. 2 built-in storage cupboards either side of chimney breast. Open to:

**LOUNGE AREA 4.19m into bay x 3.66m including chimney breast (13'9 into bay x 12'0 including chimney breast)**

Bay window to front, with radiator. Fireplace with fitted log burner. Side alcove with fitted dresser unit. Further fitted base storage cupboards.

**CONSERVATORY / BREAKFAST ROOM 3.20m x 2.77m (10'6 x 9'1)**

Radiator. Ceramic tiled floor. Double glazing. Archway opening from Dining Area.



## **ATTRACTIVE FITTED KITCHEN 6.30m x 2.21m (20'8 x 7'3)**

Recently fitted kitchen with excellent range of base, wall and drawer units with wooden work surfaces incorporating 'Butler' sink. Further matching larder units. Built-in electric Aga with extractor unit above, integrated dishwasher and space for fridge/freezer. Ceramic tiled floor. Inset ceiling lights. Window opening to Breakfast Room/Conservatory. Door to:

## **CLOAKROOM**

White WC and wash hand basin with cupboard under. Window.

## **FIRST FLOOR LANDING**

Window to side and radiator on half landing.

## **BEDROOM ONE 3.99m x 3.23m + alcove & including wardrobes (13'1 x 10'7 + alcove & including wardrobes)**

Window to rear, Radiator. Fireplace. Fitted bedroom furniture.

## **BEDROOM TWO 3.61m + alcove x 3.12m (11'10 + alcove x 10'3)**

Window to front.

## **BATHROOM 2.97m x 2.03m (9'9 x 6'8)**

Modern bathroom with white suite comprising bath with hand shower attachment, WC and wash hand basin with cupboard under. Shower cubicle. Window. Heated towel rail.

## **OUTSIDE**

### **FRONT GARDEN**

Side access gate to rear garden. Wrought iron railings and pathway to front door. Mainly laid to lawn. Attractive outlook.

### **GARAGE TO REAR 6.27m x 2.64m (20'7 x 8'8)**

Access via shared side driveway giving access to just one additional property. Electric remote control roller door. Parking space in front. uPVC double glazed window. Inset ceiling lights. Paddle staircase up to Loft Room. The garage can be used in various other ways including gymnasium, home office, hobby room, workshop etc.

### **20'6 LOFT ROOM**

Sloping roof eaves. Carpeted. Double glazed 'Velux' window. Power and light connected.





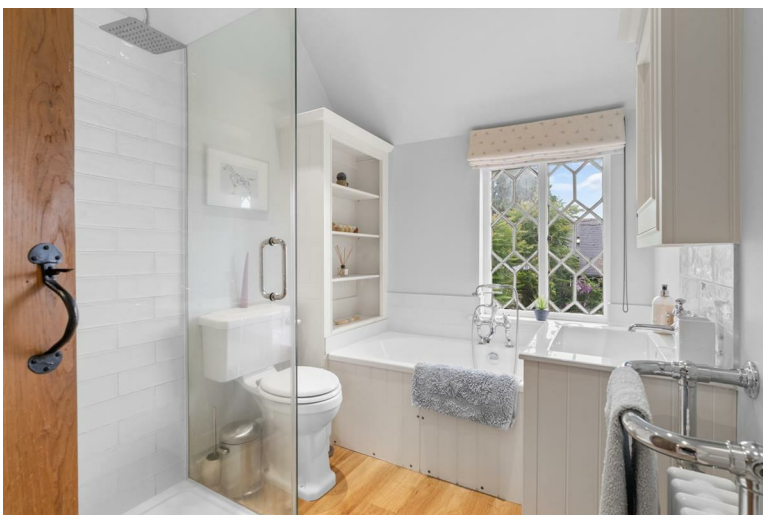
## **EXCELLENT REAR GARDEN 14.94m x 10.06m (49' x 33')**

A lovely enclosed and secluded garden with patio area leading to lawn and paved pathway to garage. Enclosed by panelled fencing. Oil storage tank and oil fired boiler. Access gate from shared side driveway. Outside water tap.

### **AGENTS NOTES**

Mains water, sewerage, electricity and oil fired central heating to radiators.

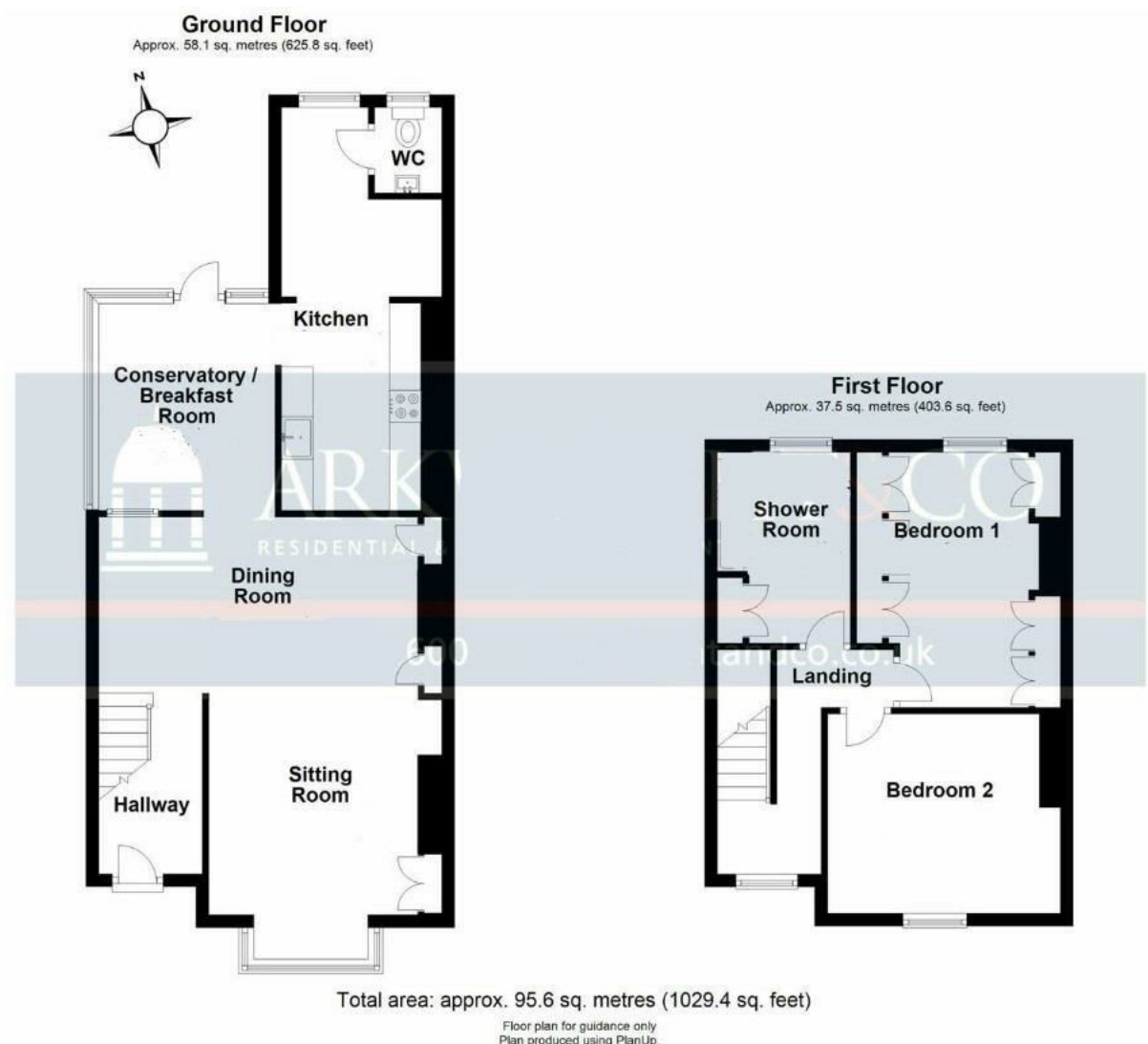
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## MORTGAGE ADVICE

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



**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**

Strictly by appointment

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**01920 822999**

**Email:** puckeridge@oliverminton.com

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