



**Oliver
Minton**
Sales & Lettings

**12 Green End,
Braughing**
Herts SG11 2PG
Asking Price £765,000

Oliver Minton Village & Rural Homes are delighted to market this superb 3 bedroom church hall conversion offering stylish and beautifully presented accommodation, with vehicular rear access to a super detached double garage with additional parking and the lovely garden accessed via electric sliding gate. This wonderful bespoke character home has been finished with a great eye to detail and must be viewed to be fully appreciated! The 3 village pubs are all within walking distance, as is Braughing's picturesque ford, St Mary's church, the recreation ground and Jenyn's First School & Nursery.





SPACIOUS ENTRANCE HALL / UTILITY 4.19m x 2.29m (13'9 x 7'6)

Porcelain tiled floor throughout the ground floor, with underfloor heating. There are individual electronic 'Nu-Heat' zoned thermostats throughout the property. Double glazed window to front with fitted shutter blinds. Wooden worktops with built-in base storage units. Space and plumbing for washing machine and tumble dryer. Glazed screen divide and opening to Open-plan Living Room/Kitchen. Door to:



CLOAKROOM 1.70m + cupboards x 1.32m (5'7 + cupboards x 4'4)

Contemporary white suite comprising WC with 'Geberit' concealed cistern, wall hung sink with storage drawer below. Heated towel rail. Full height recessed storage/meter cupboard with double doors.



SUPERB OPEN-PLAN LIVING ROOM/KITCHEN 8.00m x 5.69m (26'3 x 18'8)

Bespoke 'floating' staircase to first floor with attractive glass balustrade. Feature wall with inset media housing and electric remote control feature fire. Central island breakfast bar, quartz work surfaces, storage cupboards and inset sink. Built-in chiller cabinet. Integrated 'Bosch' dishwasher and fridge/freezer. Pull-out larder units. Integrated 'Neff' electric induction hob with extractor hood above. Built-in 'Neff' electric double ovens. Double glazed windows and bi-fold doors to rear garden.



FIRST FLOOR LANDING 3.12m x 1.63m + stairs (10'3 x 5'4 + stairs)

Glass balustrade. Inset ceiling lights. Door to built-in linen cupboard.

BEDROOM ONE 4.34m x 3.40m (14'3 x 11'2)

Magnificent feature 'chapel' window with lovely views to rear. Feature wall. Door to WALK-IN WARDROBE (10'3 X 4'2) with fitted shelving, drawers and hanging space.

LUXURY EN-SUITE SHOWER ROOM 2.26m x 1.22m (7'5 x 4'0)

Attractive fitted white suite with WC and wash hand basin with storage cupboard below. Large glazed shower cubicle. Contemporary heated towel rail/radiator. Complementary tiled walls and floor. Inset ceiling lights.



MEZZANINE STUDY AREA 4.65m x 1.93m (15'3 x 6'4)

Access via fixed wooden ladder steps from Bedroom. Fitted carpet. Glass balustrade. Restricted head height. Double glazed skylight window. Low access door to:

LOFT STORE/TV ROOM

Carpeted. Inset ceiling lights. Low access door to:

LOFT AIRING CUPBOARD / PLANT ROOM

Including fitted water softener.

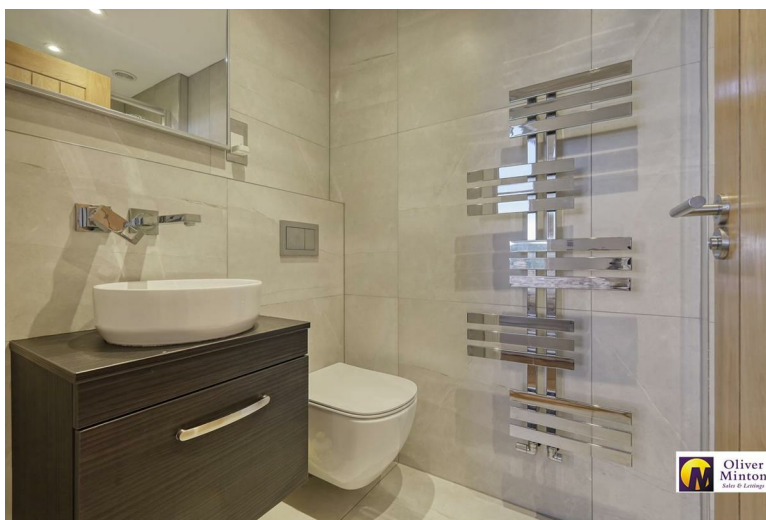


BEDROOM TWO 3.76m x 3.18m (12'4 x 10'5)

Double glazed windows. Inset ceiling lights. Feature wall.

BEDROOM THREE 3.76m x 2.39m (12'4 x 7'10)

Double glazed window with shutter blinds. Feature wall. Inset ceiling lights.



MAIN BATHROOM 2.06m + shower cubicle x 1.83m (6'9 + shower cubicle x 6'0)

Luxury contemporary white suite comprising white bath with inset TV screen, WC and wash hand basin with storage cupboard below. Enclosed shower cubicle. Complementary tiled walls and floor. Heated towel rail/radiator. Inset ceiling lights.

OUTSIDE

GOOD SIZE REAR GARDEN & FURTHER PARKING

Attractively landscaped with full width resin patio with flower beds, low retaining wall and steps leading down to lawn with resin pathway to large shingle driveway parking and garage. Flower and shrub border. Enclosed by panel fencing. Electric remote control sliding gate. 2-zone lighting controlled with time settings or mobile app.

DETACHED DOUBLE GARAGE

Twin remote control electric roller doors. Power and light connected. Hot and cold water provision. Dog-washing shower. Stairs to Loft Storage Room.

AGENTS NOTES

The conversion from the old church hall was carried out in 2020, when all new plumbing and heating were installed. There is a gas boiler (6 years warranty remaining) and full underfloor heating on the ground and first floors, zoned room by room and controllable via an app. All new timber stud walls were installed with 'Celotex' and the roof features insulated felt and 'Celotex' between the rafters. The entire roof was re-roofed during the renovation.

Mains gas, electricity, water and drainage are connected. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>



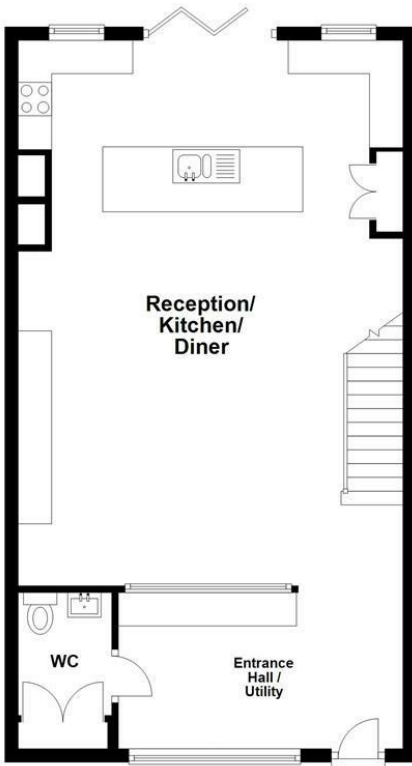


MORTGAGE ADVICE

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

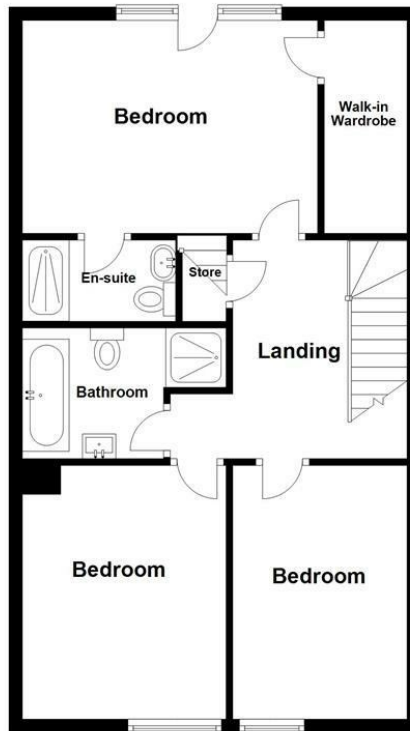
Ground Floor

Approx. 61.0 sq. metres (656.9 sq. feet)



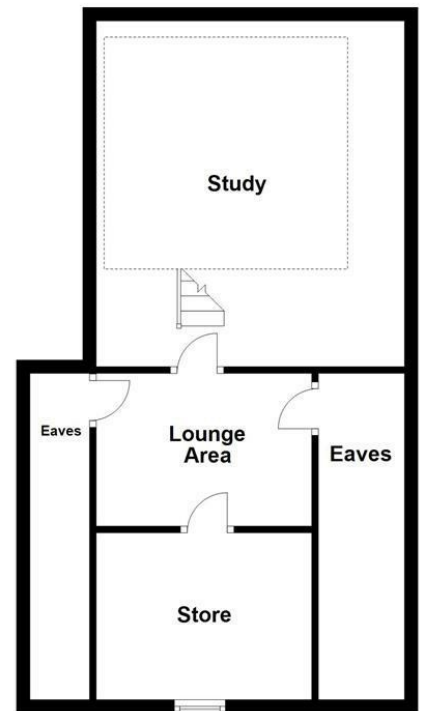
First Floor

Approx. 60.5 sq. metres (651.0 sq. feet)



Second Floor

Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 148.9 sq. metres (1603.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Green End

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		100
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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