



**Oliver  
Minton**  
*Sales & Lettings*

**Little Clouds, Ford Hill,  
Little Hadham**

**Herts SG11 2AZ**

**Offers Over £350,000**

Oliver Minton Village & Rural Homes are pleased to offer this delightful semi-detached period cottage in a lovely elevated position with scope and planning permission to extend (single & two storey side and rear extension REF : 3/05/1518/FP) and the benefit of off-street parking. Being sold with NO UPPER CHAIN, this 2 bedroom cottage is situated within the Conservation Area and enjoys far-reaching views from the upper sections of the sloping plot. The now by-passed village of Little Hadham has an excellent primary school, public house/Indian restaurant and a thriving Village Hall with associated clubs and events.







### **SITTING ROOM 3.25m x 3.18m (10'8 x 10'5)**

Windows to front. Attractive open fireplace. Exposed wooden floor boards. Radiator. Door to:



### **KITCHEN 3.30m including stairs x 2.44m (10'10 including stairs x 8'0)**

Quarry tiled floor. Staircase to first floor with understairs storage cupboard. Double glazed window to rear. Fitted wall, base and drawer units with work surfaces incorporating single drainer sink unit. Inset ceiling lights. Plumbing for washing machine. Recess for cooker. Side doorway to:



### **SIDE LOBBY**

Part glazed door to rear garden. Recess housing wall-mounted 'Worcester' gas fired boiler. Space for fridge/freezer. Quarry tiled floor. Door to:

### **BATHROOM 2.13m x 1.57m (7'0 x 5'2)**

White WC, wash hand basin, bath with shower attachment. Frosted window. Radiator.

### **FIRST FLOOR LANDING**

Double glazed window to side with lovely views.





**BEDROOM ONE 3.35m x 2.49m  
increasing to 3.45m (11'0 x 8'2 increasing  
to 11'4)**

Windows to front. Radiator.

**BEDROOM TWO 2.46m into recess x  
2.21m + door recess (8'1 into recess x 7'3  
+ door recess)**

Double glazed window to rear. Radiator. High sloping ceiling.

**OUTSIDE**

**GARDENS TO FRONT & SIDE**

A highlight of the cottage are the far-reaching views from the upper sections of the sloping plot. The gardens which extend predominantly to the front and side of the property are mainly laid to lawn. Timber garden shed.

**OFF-ROAD PARKING**

There is an off-road parking area with space for several vehicles, at the low end of the plot on Ford Hill, close to the War Memorial on the triangular 'green'.

**AGENTS NOTE**

Planning permission was passed in August 2000 for a 2-storey side extension and for the formation of 2 dormer windows to the rear. The formation of the first floor dormer window was constituted by East Herts Council to have commenced the planning permission. MORE DETAILS AVAILABLE ON REQUEST.

All mains services are connected with central heating via gas boiler to radiators.

Broadband & mobile phone coverage can be checked at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



**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

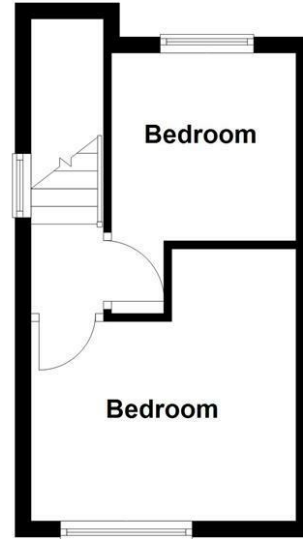
## Ground Floor

Approx. 25.1 sq. metres (270.3 sq. feet)



## First Floor

Approx. 19.5 sq. metres (209.9 sq. feet)



Total area: approx. 44.6 sq. metres (480.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Little Clouds**

**Tenure:** Freehold

**Council Tax Band:** C

**Viewing Arrangements:**

Strictly by appointment

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(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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