



**Oliver  
Minton**  
*Sales & Lettings*

**54 Green Lane,  
Braughing  
Hertfordshire SG11 2QW  
Asking Price £625,000**

Oliver Minton Village & Rural Homes are delighted to offer this superbly presented 4 bedroom/2 bathroom semi-detached family home, in this popular no-through road close to the heart of the desirable village of Braughing which is positioned within easy access to the neighbouring towns of Buntingford, Ware and Bishop's Stortford. With 1667 sq ft of accommodation, which includes the excellent detached outbuilding catering perfectly for anyone who works from home, this is an excellent all round family house, with a good size, flat child-friendly rear garden. Jenyn's First School and Nursery is just a short walk away.





## GROUND FLOOR

### Entrance Hall

Tiled flooring. Leading to kitchen/diner on the left and living room on the right hand side.

### Superb Open-Plan Kitchen / Diner

#### Dining Area 5.17 x 3.52 (16'11" x 11'6")

Double glazed bi-fold doors opening to rear garden.

#### Kitchen Area 3.56 x 4.23 (11'8" x 13'10")

Beautifully re-fitted with range of light grey wall and base units. Quartz grey worktops with silver accents. Sink with chrome mixer tap. Built-in appliances include a double oven and dishwasher. Space for a freestanding fridge/freezer. Double-glazed window overlooking the rear garden. Tiled flooring.

#### Utility Room 2.6 x 1.86 (8'6" x 6'1")

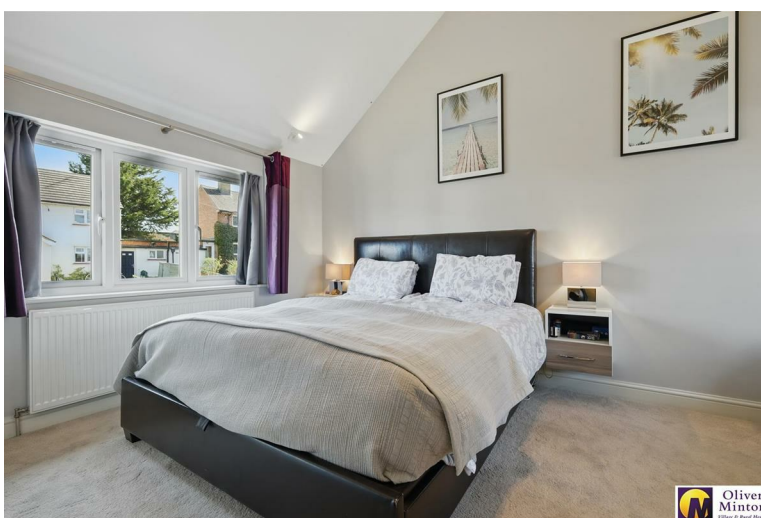
Fitted with range of white wall and base units. Stainless steel sink with drainer and mixer tap. Space and plumbing for a washing machine and tumble dryer. Velux window. Double glazed window to front. Tiled flooring. Door providing access to rear garden.

### Cloakroom

Low level flush WC. Wash hand basin with chrome mixer tap.

#### Living Room 5.15 x 4.07 (16'10" x 13'4")

Patio doors opening out to the rear garden. Log burner. Two radiators. Double-glazed window to front.





## FIRST FLOOR

### Landing

Doors to all bedrooms and family bathroom. Access loft hatch.

### Bedroom One 5.16 x 3.59 (16'11" x 11'9")

Dual aspect double glazed windows. Radiator.

### En-suite Shower Room

Enclosed shower. Low level flush WC. White sink basin with storage unit beneath. Heated towel rail. Tiled walls and flooring. Obscured double glazed window to the rear.

### Bedroom Two 4.14 x 3.0 (13'6" x 9'10")

Double-glazed window to front. Radiator. Built-in double wardrobe.

### Family Bathroom 2.35 x 1.7 (7'8" x 5'6")

Wash hand basin with chrome mixer tap. Low level flush WC. Bath with chrome controls and mixer tap. Chrome wall-mounted heated towel rail. Tiled flooring. Obscured double glazed window to rear. LED storage mirror.

### Bedroom Three 3.19 x 2.34 (10'5" x 7'8")

Double-glazed window to front. Radiator.

### Bedroom Four 3.24 x 2.06 (10'7" x 6'9")

Double-glazed window to rear. Radiator.

## OUTSIDE

### Front Garden & Driveway

Front garden area laid to lawn. Driveway providing off street parking for two vehicles with EV charging point. Entrance porch.

### Rear Garden

Mostly laid to lawn with landscaped large paved patio area at the front. Diagonally tiled pathway leading towards to the modern home office/outbuilding

### Garden Office 4.62 x 2.82 (15'1" x 9'3")

Fitted with bi-folding doors. Air conditioning/heating unit. WiFi accessible. Wood-laminate flooring.

### Garden Storage 4.62 x 2.56 (15'1" x 8'4")

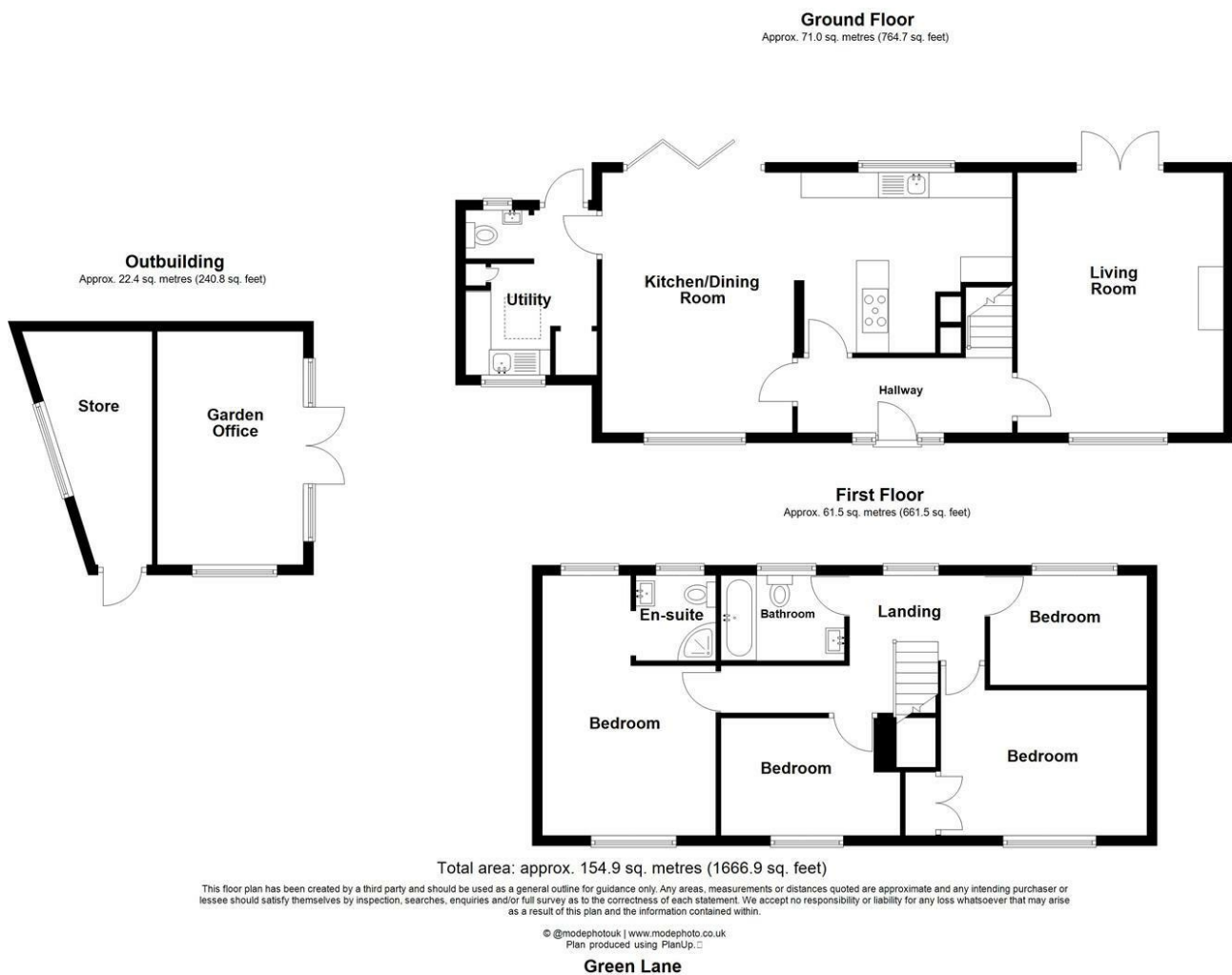
### Services

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



Green Lane

**Tenure:** Freehold

**Council Tax Band:** C

**Viewing Arrangements:**

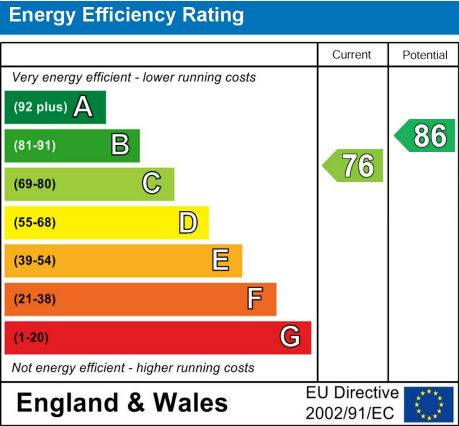
Strictly by appointment

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