



**Oliver
Minton**
Sales & Lettings

**12 The Street,
Braughing
Herts, SG11 2QF
Price Guide £369,950**

This delightful Grade II listed cottage forms part of a picturesque street scene, set in the heart of this most sought after East Hertfordshire village. Benefitting from a generous 80ft rear garden and gas central heating, this super country home offers character features to include exposed, painted wall and ceiling timbers and a cosy fireplace with attractive wood burning stove in the sitting room. To the ground floor, the accommodation provides: sitting room, dining room and kitchen. The upstairs is generous in size as the living area spans the covered walkway and offers two bedrooms and a first floor bathroom.





Location

Braughing is one of East Hertfordshire's premier villages and lies just a mile or two off the A10. The village has a wealth of period property, St Mary's church, excellent public houses/restaurants and the well regarded Jenyns First School. The neighbouring towns of Ware (approx. 7.5 miles) and Bishops Stortford (approx. 9.5 miles) both provide extensive amenities including rail connections serving London Liverpool Street.

Accommodation

Front door opening to:

Sitting Room 3.48m x 3.35m (11'5" x 10'11")

Dual aspect room with sash window to front and window to side. Feature fireplace with brick surround and inset log burning stove. Built in cupboard housing meters and fuse board. Exposed beams. Radiator. Open plan to:

Dining Room 3.45m max x 2.90m (11'3" max x 9'6")

Window to rear aspect. Feature fireplace with brick surround (not in use) Radiator. Staircase to first floor.



Kitchen 3.43m x 2.24m (11'3" x 7'4")

Dual aspect sash windows to rear and side aspect. Stable door leading to rear garden. Matching range of wall and base units with roll edge worksurface over and tiled splashbacks. Inset single sink and drainer with chrome mixer tap over. Inset 4 ring gas hob with extractor over. Built in oven and space for tall fridge/freezer and plumbing and space for washing machine and tumble dryer. Wall mounted gas fired boiler.

First Floor

Loft access and doors to:

Bedroom One 3.53m x 3.35m (11'6" x 10'11")

Sash window to front aspect. Decorative fireplace. Radiator.



Bedroom Two 3.07m x 2.64m (10'0" x 8'7")

Sash window to rear aspect. Radiator.

Bathroom 2.95m x 2.11m (9'8" x 6'11")

White suite comprising panel enclosed bath with brass mixer tap over with shower attachment, pedestal wash hand basin with brass taps over and low flush W.C. Part tiled walls. Frosted sash window to rear aspect. Built in linen cupboard.

Exterior

To the side of the property there are double doors to a shared covered passage. This leads through to the rear garden and also provides under cover storage. This is shared with the immediate neighbour.

Rear Garden 24.38m approx (80' approx)

Lovely cottage style garden. Patio area to the immediate rear with steps up to a lawn area and pathway with mature borders.



Services

All mains services connected. Gas central heating to radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

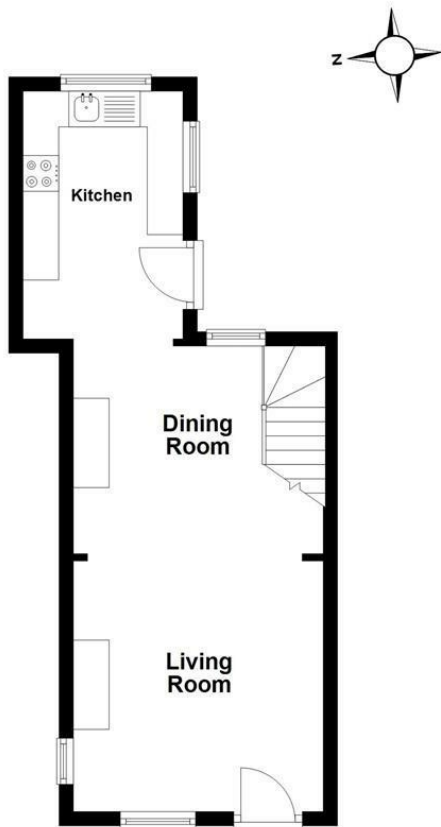


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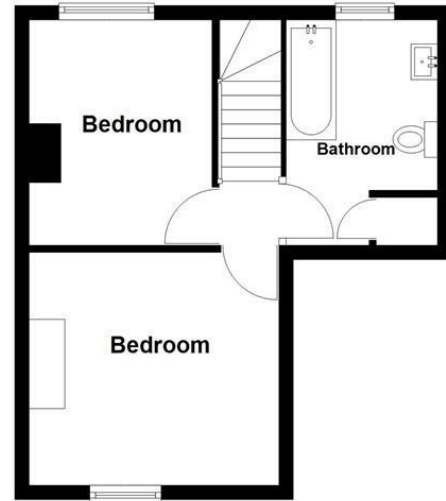
Ground Floor

Approx. 30.7 sq. metres (330.9 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.0 sq. feet)



Total area: approx. 61.3 sq. metres (659.9 sq. feet)

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The Street

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

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