



**Oliver
Minton**
Sales & Lettings

**32 Green Lane,
Braughing
Herts, SG11 2QW
Price Guide £550,000**

Oliver Minton Village & Rural Homes are delighted to offer this CHAIN FREE excellent, extended, older style 4 bedroom semi-detached house, set well back from the road with a deep brick paved driveway and a superb large rear backing on to countryside. Within short walking distance of the lovely Jenyns First School & Nursery and benefiting from gas central heating to radiators, the accommodation comprises entrance lobby, kitchen/dining room, lounge, rear lobby with utility/shower room, 4 bedrooms and first floor bathroom. Braughing is a delightful village with real community spirit, wonderful walks can be enjoyed in the surrounding countryside and benefits from local pubs, St Mary's Church and the nearby recreation ground with associated sporting clubs and community centre.





ENTRANCE LOBBY

Georgian style double glazed front door. Staircase to first floor. Doors to Kitchen & Lounge.

KITCHEN / DINER 4.52m x 3.91m (14'10 x 12'10)

Dual aspect uPVC single glazed windows to front and side. Range of fitted wall, base and drawer units and work surfaces incorporating sink unit. Built-in 'Rangemaster' range cooker with 5-ring gas hob, double oven and grill with extractor hood above. Radiator. Part tiled walls. Integrated dishwasher. Space for fridge/freezer. Integrated microwave. Door at rear to Rear Lobby. Door to understairs storage cupboard with obscure single glazed uPVC window.



LOUNGE 4.50m x 3.35m (14'9 x 11'0)

Dual aspect uPVC single glazed windows to front and rear. Feature fireplace with inset gas 'coals' fire. Radiator.



REAR LOBBY

Stable door to rear garden. Radiator. Door to:

SHOWER/UTILITY ROOM

Dual aspect uPVC obscure windows to side and rear. White WC and corner shower cubicle with curved sliding glazed door. Wooden work surface with inset 'Butler' sink. Radiator. Plumbing for washing machine. Wall-mounted 'Worcester Greenstar Ri' gas fired boiler.

FIRST FLOOR LANDING

uPVC window with views to rear. Radiator.

BEDROOM ONE 3.94m x 2.69m (12'11 x 8'10)

uPVC window to front. Radiator. Access hatch to boaded loft. Door to recessed airing cupboard housing hot water cylinder.

BEDROOM TWO 4.06m x 2.29m (13'4 x 7'6)

uPVC double glazed window to rear with views over garden and countryside. Radiator.

BEDROOM THREE 3.33m x 2.62m (10'11 x 8'7)

uPVC window to front. Radiator.

BEDROOM FOUR 2.36m x 1.78m (7'9 x 5'10)

uPVC window to rear. Radiator.

FAMILY BATHROOM 2.67m x 1.70m (8'9 x 5'7)

White suite comprising bath with shower attachment, pedestal hand basin and WC. uPVC obscure window to side. Radiator. Inset ceiling lights.

OUTSIDE

FRONT GARDEN & DRIVEWAY

Block paved driveway with parking for several vehicles. Flower and shrub beds. Side access to rear garden.

SUPERB REAR GARDEN

Backing on to farmland. Paved patio area with retaining wall and steps up to lawn. Flower and shrub beds. Enclosed by panelled fencing.

AGENTS NOTES

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

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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