



 Oliver



**Oliver
Minton**
Sales & Lettings

**2 Medcalf Hill,
Widford**

Herts SG12 8TA

Price Guide £850,000

Oliver Minton Village & Rural Homes are delighted to offer this super CHAIN FREE three bedroom detached bungalow of 1400 sq ft, on a secluded plot extending to just under half an acre, in this elevated semi-rural setting on the outskirts of Widford village. With the benefit of dual shared driveway gated access, there is scope for extension and building of additional garaging (subject to planning permission) and represents a great opportunity for a 'green-fingered' bungalow hunter, to acquire the type of property that is so rarely built now! With oil fired central heating and double glazing, accommodation comprises: 26' kitchen/diner, 2 reception rooms, 3 good size bedrooms, family bathroom, integral garage and utility outhouse. Viewing is strictly by prior appointment.



 Oliver



 Oliver
Minton
Village & Rural Homes



Main entrance door opening to:

**Kitchen/Dining Room 8.03m x 3.45m
narrowing to 2.54m (26'4 x 11'4
narrowing to 8'4)**

A spacious dual aspect room with double glazed windows in dining area. Range of fitted wall, base and drawer units with concealed lighting over work surfaces incorporating sink unit. Built-in 'Belling' electric halogen hob with double ovens below and extractor hood above. Integrated dishwasher. Base cupboards housing free-standing washing machine and tumble dryer. Ceramic tiled floor. Radiator. Inset ceiling lights. Access hatch to part boarded loft with light and pull-down ladder. Multi-pane doors to Inner Hallway, Family Room and Living Room.



**Dining / Family Room 4.06m including
chimney breast x 3.58m (13'4 including
chimney breast x 11'9)**

Dual aspect room with double glazed window and double glazed sliding patio door. Radiator.



Living Room 5.08m x 4.04m including chimney breast (16'8 x 13'3 including chimney breast)

Double glazed square box window with radiator. Wood laminate floor. Open fireplace. Double glazed sliding patio door to garden. Further radiator.

Inner Hallway

Radiator. Personal access door to Garage. Doors to:

Bedroom One 4.80m into bay & inc chimney breast x 3.89m (15'9 into bay & inc chimney breast x 12'9)

Mirror-fronted sliding doors to built-in wardrobes. Double glazed box bay window with radiator.

Bedroom Two 4.65m x 2.13m + 2.06m x 1.91m (15'3 x 7'0 + 6'9 x 6'3)

An L-shaped room.

Bedroom Three 2.95m x 2.64m (9'8 x 8'8)

Double glazed window. Radiator. Door to built-in airing cupboard with hot water cylinder.

Bathroom 2.92m x 2.06m (9'7 x 6'9)

White bath with hand shower attachment, WC and wash hand basin with cupboard under. Glazed shower cubicle. Ceramic tiled floor. Chrome heated towel rail. Radiator. Double glazed obscure window. Inset ceiling lights.

Outside

The bungalow is well appointed within a lovely secluded plot of 0.4 of an acre, with gardens extending to 3 sides of the property and the benefit of right of way gated driveway access from the north and southerly sides of the site.

Integral Garage 6.10m x 2.44m (20'0 x 8'0)

Power and light connected. Up and over door. Floor standing 'Worcester Danesmoor' oil fired boiler. Personal access door from hallway.

Utility Outhouse 3.76m x 2.08m (12'4 x 6'10)

Ceramic tiled floor. Power and light connected. Wall-mounted electric heater.





Dual Entrance Driveways

There is a vehicular shared right of way access via the tarmacadum driveway from the north side of the property, with gates opening into the bungalow entrance and extensive parking. The parking area and driveway then leads through to additional gates that then give access to the southerly shared entrance driveway/lane, accessed via the Widford Road/B1004.

Main Garden

To the easterly aspect front-facing side of the bungalow is the main, large area of garden and parking, with ample space for the building of additional garaging for instance.

Southerly aspect Side Garden

A lovely secluded sunny area with extensive patio and remainder laid to lawn.

Garden fronting Widford Road

Westerly aspect, mainly laid to lawn and sloping down to the road.

Agents Notes

Sewerage by means of cess pit, currently shared with neighbouring property.

Mains water and electricity. Heating is via oil boiler to radiators.

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

NB - In accordance with the Estate Agency Act 1979, we are obliged to point out that the seller of this property is related to a member of staff at Oliver Minton Estate Agents.





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
1399 sq.ft. (130.0 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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.
Made with Metropix ©2025

Tenure: Freehold

Council Tax Band: F

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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(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.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.