



3 Malting Lane, Braughing

Hertfordshire, SG11 2QZ

Offers In The Region Of £500,000

Oliver Minton Village & Rural Homes are delighted to offer this charming end terrace character cottage in the heart of Braughing, one of East Hertfordshire's most sought-after villages. Set within the village Conservation Area and enjoying views overlooking paddocks and the River Quin, accommodation comprises: lounge/dining room, attractive kitchen, three bedrooms, first floor bathroom, lovely rear garden with utility outbuilding and garden room. There is gas central heating to radiators and double glazing.











Entrance Lobby

Part-glazed entrance door. Radiator. Stairs to first floor. Double-glazed window. Leading to:

Lounge/Dining Room 5.54 x 4.15 (18'2" x 13'7")

A lovely dual aspect room with double glazed windows to rear and side. Feature fireplace with brick surround and working inset log burning stove. Wood parquet flooring. Two radiators. Exposed beams. Part-glazed door to:

Kitchen 4.32 x 1.81 (14'2" x 5'11")

Range of base and wall units. One and a half bowl sink with mixer tap and tiled splashbacks. Plumbing for dishwasher and space for fridge/freezer. Radiator. Ceramic tiled flooring. AEG oven with extractor hood above. Double-glazed window facing rear garden. Exposed beams. Part-glazed stable door to garden.

First Floor

Doors to bedrooms and family bathroom. Access to loft space.









Bedroom One 3.12 x 2.78 (10'2" x 9'1")

Window to rear. Radiator. Exposed beams.

Bedroom Two 3.58 x 2.4 (11'8" x 7'10")

Window to rear. Built-in wardrobe. Radiator. Exposed beams.

Bedroom Three 2.47 x 1.81 (8'1" x 5'11")

Window to side. Radiator. Storage cupboard housing hot water cylinder and shelving.

Bathroom 2.5 x 2.2 (8'2" x 7'2")

White suite comprising bath with mixer tap over with shower attachment, inset corner wash hand basin with built-in storage beneath. Low flush W.C. Part tiled walls. Obscure window to front. Wall-mounted towel rail.

Outside

Front Garden

Laid to lawn and enclosed by mature hedge with shared access gate onto Malting Lane.

Rear Garden

Attractive paved sun terrace with steps leading to lawn area with flower and shrub border. Two outbuildings, used as utility room and garden room. Shared rear access gate.

Garden Room Outbuilding

Stable door to rear garden and double-glazed french doors. Window to the side. Radiator. Comes with power and internet connection, to use as a possible home office.

Utility Outbuilding

Converted outhouse with sink, plumbing for washing machine, WC and wall mounted gas fired boiler. Shelving. Inset spotlights and tiled flooring.

Agents Notes

Mains gas, electricity, water and drainage are connected.

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











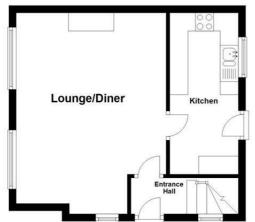




MORTGAGE ADVICE

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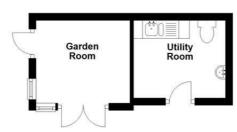


First Floor Approx. 34.0 sq. metres (365.7 sq. feet)



Outbuilding

Approx. 11.5 sq. metres (123.7 sq. feet)



Total area: approx. 78.7 sq. metres (847.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Malting Lane

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

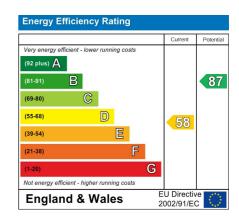
Strictly by appointment

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