



**Oliver
Minton**
Sales & Lettings

**50 Green Lane,
Braughing
Herts, SG11 2QW
Asking Price £415,000**

Being sold CHAIN FREE, Oliver Minton Village & Rural Homes are delighted to offer this 3 bedroom home in the sought-after village of Braughing. The current accommodation offers: Reception hall, spacious living room, kitchen/dining room, utility area and downstairs WC. There are three bedrooms to the first floor and family bathroom. The property also benefits from a generous rear garden, full gas central heating and Upvc double glazing throughout. Braughing is a highly sought after village with beautiful surrounding countryside, 2 pubs within walking distance, St Mary's Church, sporting and social amenities at the nearby recreation ground and the regarded Jenyns First School & Nursery.





ACCOMMODATION

Front door leading to lounge and kitchen/diner. Radiator. Wood-effect flooring. Stairs to first floor.

LIVING ROOM 5.16 x 3.23 (16'11" x 10'7")

UPVC double glazed windows to front and to rear. Two radiators.

KITCHEN 5.1 x 3.21 (16'8" x 10'6")

Dual aspect UPVC double glazed windows. Two radiators. Space for dining table and chairs. Range of wall and base units. Tiled flooring. Part tiled walls. Cupboard housing 'Logic' gas fired boiler. 'Bosch' oven and 'Zanussi' hob. Overhead cupboard and extractor fan. Door leading to lobby area with outbuildings including utility room, garden storage room and downstairs WC.

LOBBY

Outbuildings including downstairs WC, utility room and doors to front and rear garden.

UTILITY ROOM 2.14 x 1.45 (7'0" x 4'9")

Brick-built outbuilding with countertop with plumbing for washing machine and tumble dryer.





DOWNSTAIRS WC

Separate outbuilding with low-level WC.

FIRST FLOOR LANDING

Doors leading to bedrooms and bathroom. Loft hatch. Airing cupboard housing hot water cylinder.

BEDROOM ONE 4.30 max x 3.15 (14'1" max x 10'4")

Double-glazed window to rear. Radiator. Built-in wardrobes.

BEDROOM TWO 4.3 x 3.15 (14'1" x 10'4")

Double-glazed window to rear and side. Built in storage cupboard. Decorative fireplace. Radiator. Thermostat.

BEDROOM THREE 3.26 max x 1.93 (10'8" max x 6'3")

Double-glazed window to front. Radiator. Built-in storage space.

BATHROOM

Bath with shower attachment. Low level WC. Pedestal wash hand basin. Part-tiled walls. Radiator. Extractor fan. Tiled floor. Double glazed frosted window.

OUTSIDE

FRONT GARDEN

Pathway leading to the front door. The remainder is mainly laid to lawn.

REAR GARDEN

Paved patio area, then mostly laid to lawn. Timber shed. Outside tap.

SERVICES

Mains services connected: Mains water, drainage, electricity and gas. Mains gas fired boiler.

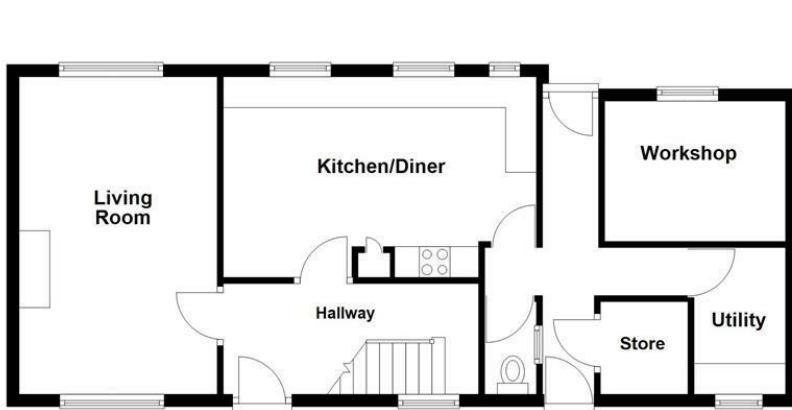
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

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

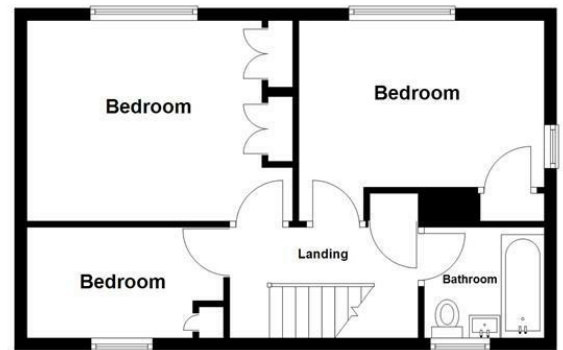
Ground Floor

Approx. 62.8 sq. metres (676.0 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



Total area: approx. 107.0 sq. metres (1152.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Green Lane

Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	80
England & Wales		EU Directive 2002/91/EC

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