



**Elliot Heath**  
ESTATE AGENTS

**4 New Cottages**  
Buntingford SG9 0EF

**Guide Price £550,000**



Elliot Heath are delighted to offer this three bedroom end terrace extended character home with 17 century origins situated to the south of this popular village with lovely country views. The property benefits from charming period detailing to include exposed timbers, brick fireplaces and latched doors with accommodation to include reception room, dining room, kitchen/breakfast room, shower room and to the first floor three good size bedrooms and a bathroom, together with double glazing, garden adjacent to open countryside, detached garage and off-street parking. Local amenities include farm shop and public house, well regarded local Junior schools at Hormead and Furneux Pelham and bus routes and services to surrounding towns and villages. To arrange your appointment to view, please call 01920 293333.







## ACCOMMODATION

Wood front entrance door with wrought iron door furniture to:

### RECEPTION ROOM 29' 5" x 13' 7" (8.96m x 4.14m)

With two double glazed multi pane windows to front aspect and further secondary glazed window to rear aspect. Brick built open fireplace with a brick hearth, wooden Bressummer and exposed chimney breast, storage cupboard to one side, door concealing staircase to first floor, wall mounted central heating thermostat, exposed timbers to wall and ceiling, two radiators, four wall light points, multi pane part glazed door giving access through to the kitchen and open stud-work to:

### DINING AREA

With multi pane window to side aspect with lovely country views, exposed timbers, four wall light points, radiator.

### KITCHEN/DINING ROOM 14' 1" x 9' 7" (4.29m x 2.92m)

With double glazed multi pane windows to rear and side aspect with lovely country views. Fitted with natural wood base storage units with wood edged tiled work surfaces over incorporating an inset one and a quarter bowl sink and drainer unit with a brass finish mixer tap, tiled splash back areas, plumbing for dishwasher, space for range style cooker, with overhead lighting, feature beam with plate shelf, peninsular tiled work surface with exposed brickwork below, ceramic tiled floor, servery through to dining room, beams to ceiling, space for fridge/ freezer, radiator, built in storage cupboard, multi pane half glazed door leading through to rear lobby/ utility area and a multi pane glazed door leading out to:

### REAR PORCH

The current owners use the rear of the property as the main entrance and the porch is brick built with multi pane glazed windows and pitched roof, timber flooring, stable style door leads out to a raised decked terrace, lovely country views.

### UTILITY/REAR LOBBY

Plumbing for washing machine, built in shelving, ceramic tiled floor, cottage latch door leading through to:

### SHOWER ROOM

With obscured double glazed window to rear aspect. Fitted with a suite comprising low flush w.c, pedestal wash hand basin with chrome fittings, fully tiled glazed shower cubicle with a glazed pivot door, housing 'Aqualisa' wall mounted shower, radiator, vinyl floor tiles, part tiled walls, airing cupboard housing insulated hot water cylinder with slatted shelves providing storage.

### FIRST FLOOR LANDING

With double glazed multi pane window to rear aspect, overlooking open countryside, part exposed brickwork to one wall, wall light point, latch door giving access to a further inner hallway and latch doors leading through to:

### BEDROOM ONE 13' 6" x 9' 10" (4.11m x 2.99m)

With multi pane double glazed window to front aspect, natural wood fitted wardrobe cupboards to one wall with wrought iron door furniture, radiator, exposed timbers to wall.

### BEDROOM THREE 10' 5" x 8' 9" (3.17m x 2.66m)

With multi pane double glazed windows to front aspect, radiator.



### INNER HALLWAY

With double glazed window to side aspect, latch doors with wrought iron door furniture, leading through to:

### BEDROOM TWO 10' 5" x 10' 0" (3.17m x 3.05m)

Dual aspect with double glazed multi pane windows to front and side aspect, both with far reaching views, radiator, built in wardrobe cupboards to one wall in natural wood with wrought iron door furniture.

### BATHROOM

With two double glazed multi pane windows to rear aspect with far reaching views. Fitted with a Victorian style suite, comprising a freestanding roll top bath with claw feet, brass finish 'telephone' style mixer tap with shower attachment, pedestal wash hand basin with brass fittings, high flush w.c with brass and ceramic fittings, tongue and groove paneling to dado height, stripped pine floor, radiator.

### OUTSIDE

The property has a brick paved area immediately to the front of the property which continues round to the side to a brick paved driveway, providing parking, also giving access to a detached garage with timber double doors and pitched roof, timber gated access to the rear garden. The rear garden is a particular feature of the property and enjoys lovely views over the fine Hertfordshire countryside. There is a raised decked terrace enclosed with balustrade to one side with storage below, a formal lawn with raised well stocked flower shrubs and rose borders, pergola with circular patio and mature climbing plants, further area to the side of the property with an outside boiler room housing an oil fired boiler serving central heating system and domestic hot water supply, oil storage tank. Immediately to the rear of the property is the further raised decked terrace enclosed with balustrade which leads down to a brick paved pathway, water feature. There is a personal door to the garage which has light and power connected.

### EPC

EPC to follow.

### AGENTS NOTE

These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars, but such accuracy cannot be guaranteed, and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.

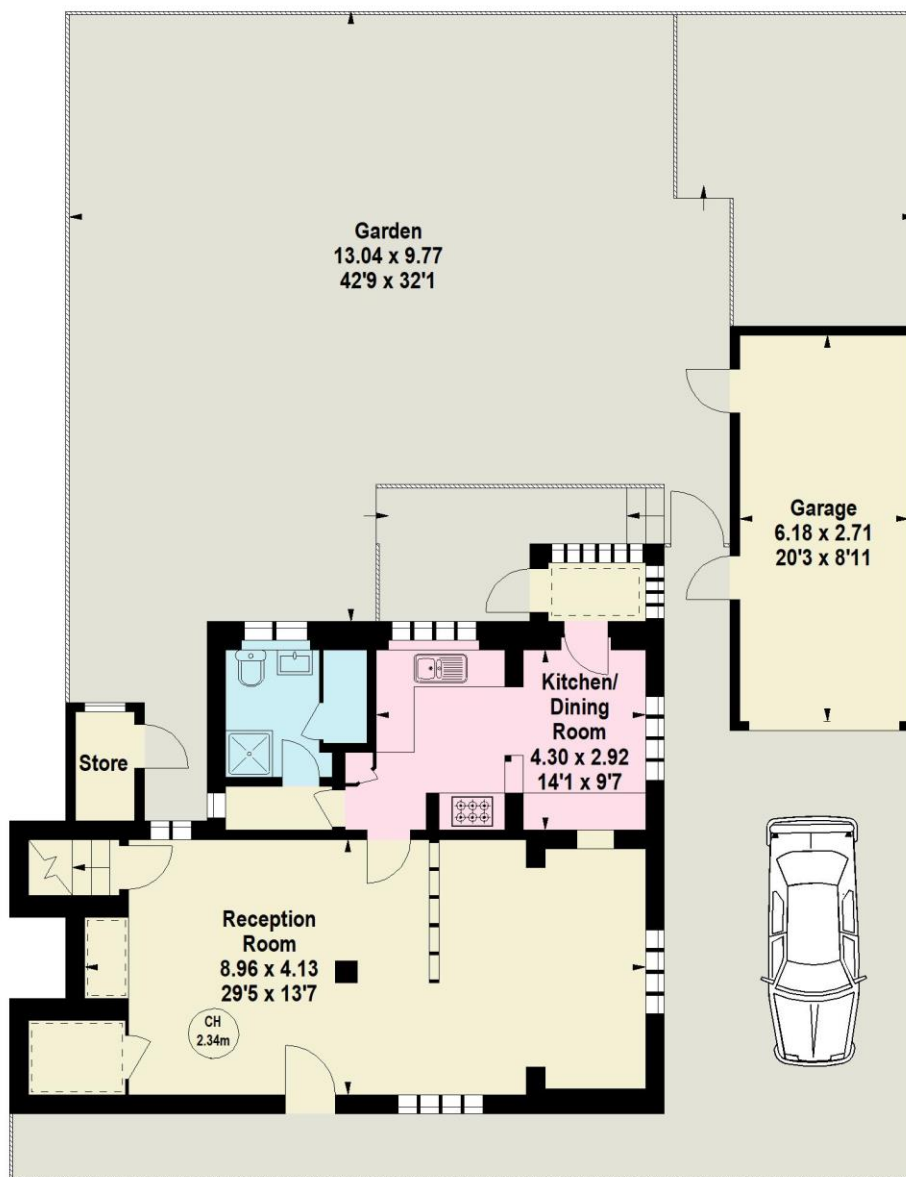






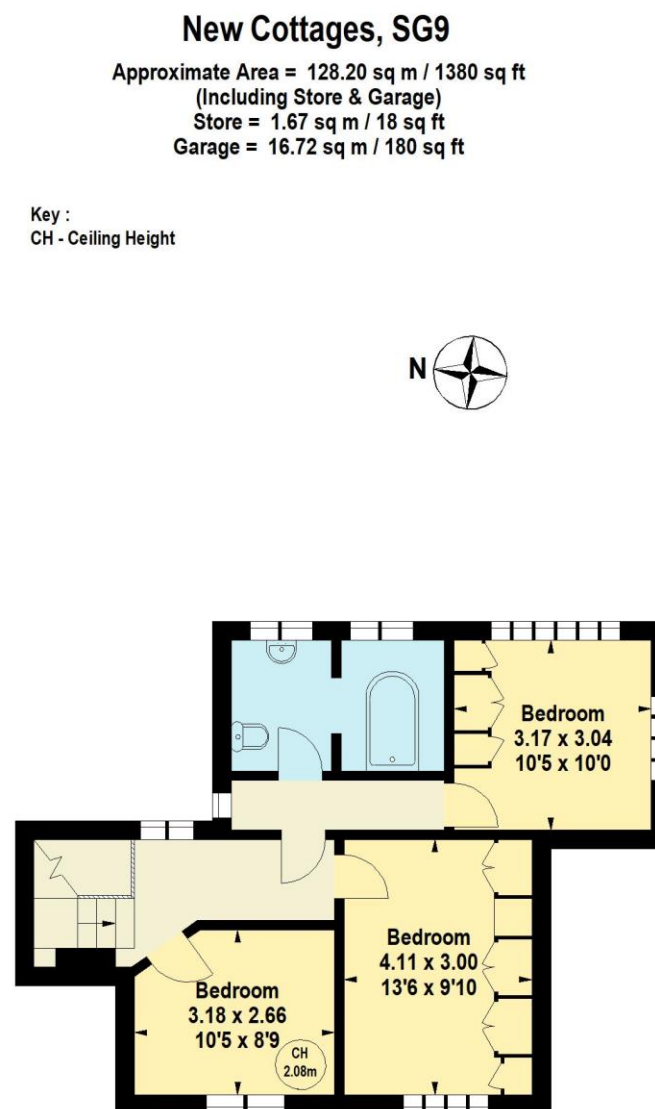






**Ground Floor**

Approx. 61.04 sq m / 657 sq ft



**First Floor**

Approx. 50.44 sq m / 543 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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01920 29 33 33  
hello@elliotheath.co.uk  
www.elliotheath.co.uk  
7 Star Street, Ware, Herts. SG12 7AA

Registered Office: Grenville House, 4 Grenville Avenue, Broxbourne EN10 7DH

**EH**

Company No: 09985239 VAT No:233565020