



Elliot Heath
ESTATE AGENTS

6 Chapel Lane, Little Hadham
Guide Price £350,000

6 Chapel Lane

Little Hadham, Ware

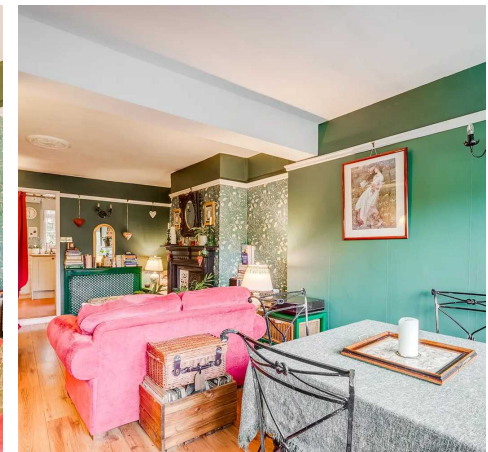
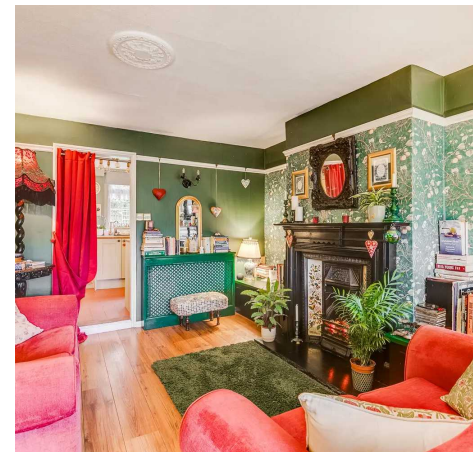
Charming 2-bed Victorian cottage in sought-after village. Features attractive fireplace, country-style kitchen, 90ft rear garden, and an outhouse. Gas central heating, double glazing, casual parking. Close to amenities. Excellent transport links. Contact Elliot Heath to view 01920 293333.

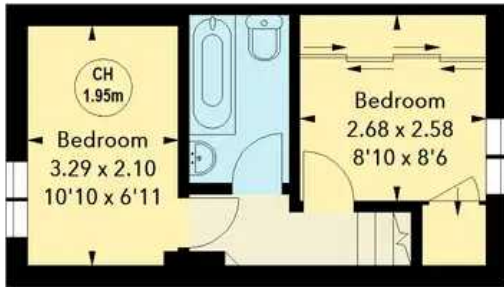
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





First Floor

Approx. 22.02 sq m / 237 sq ft

Key :
CH - Ceiling Height

Chapel Lane, SG11

Approximate Area = 64.19 sq m / 691 sq ft

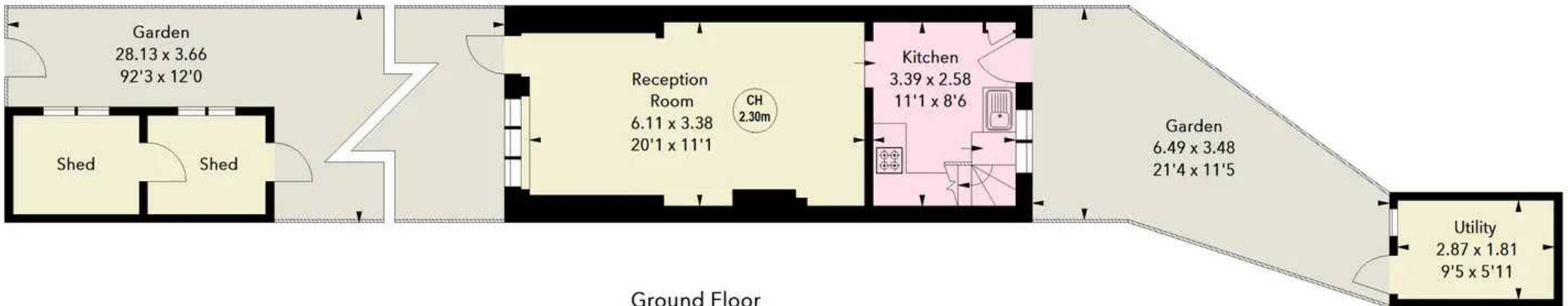
(Including Shed & Utility)

Utility

Approximate Area = 5.11 sq m / 55 sq ft

Shed

Approximate Area = 8.27 sq m / 89 sq ft



Ground Floor

Approx. 28.8 sq m / 310 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

© Orange Tree Photography

Accommodation

Front entrance door giving access to:

Kitchen

11' 1" x 8' 8" (3.38m x 2.64m)

With double glazed window to front aspect, stairs rising to first floor landing. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring, radiator, open to:

Reception Room

20' 1" x 11' 1" (6.12m x 3.38m)

With double glazed window and door to the rear garden, wood flooring, two radiators, attractive Victorian style fireplace, picture rail, ceiling rose.

First Floor Landing

With doors to:

Bedroom One

10' 10" x 6' 11" (3.30m x 2.11m)

With double glazed window to rear aspect, radiator, ceiling rose.

Bedroom Two

8' 10" x 8' 6" (2.69m x 2.59m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards with sliding doors.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, low flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.

Detached Utility

9' 5" x 5' 11" (2.87m x 1.80m)

Accessed from the front garden with window to front aspect. Currently being used as a utility room but would make an ideal home office if required.





FRONT GARDEN

To the front there is a low maintenance garden with access to the outhouse which is currently being used a utility room.

REAR GARDEN

Measuring approximately 90 feet in length the rear garden has been thoughtfully landscaped to provide numerous seating areas with mature shrub and plant borders. Two garden sheds.

OFF STREET

1 Parking Space

Casual parking close by.







Elliot Heath Estate Agents

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