



Elliot Heath
ESTATE AGENTS

1 Hull Lane, Braughing
Guide Price £775,000

1 Hull Lane

Braughing, Ware

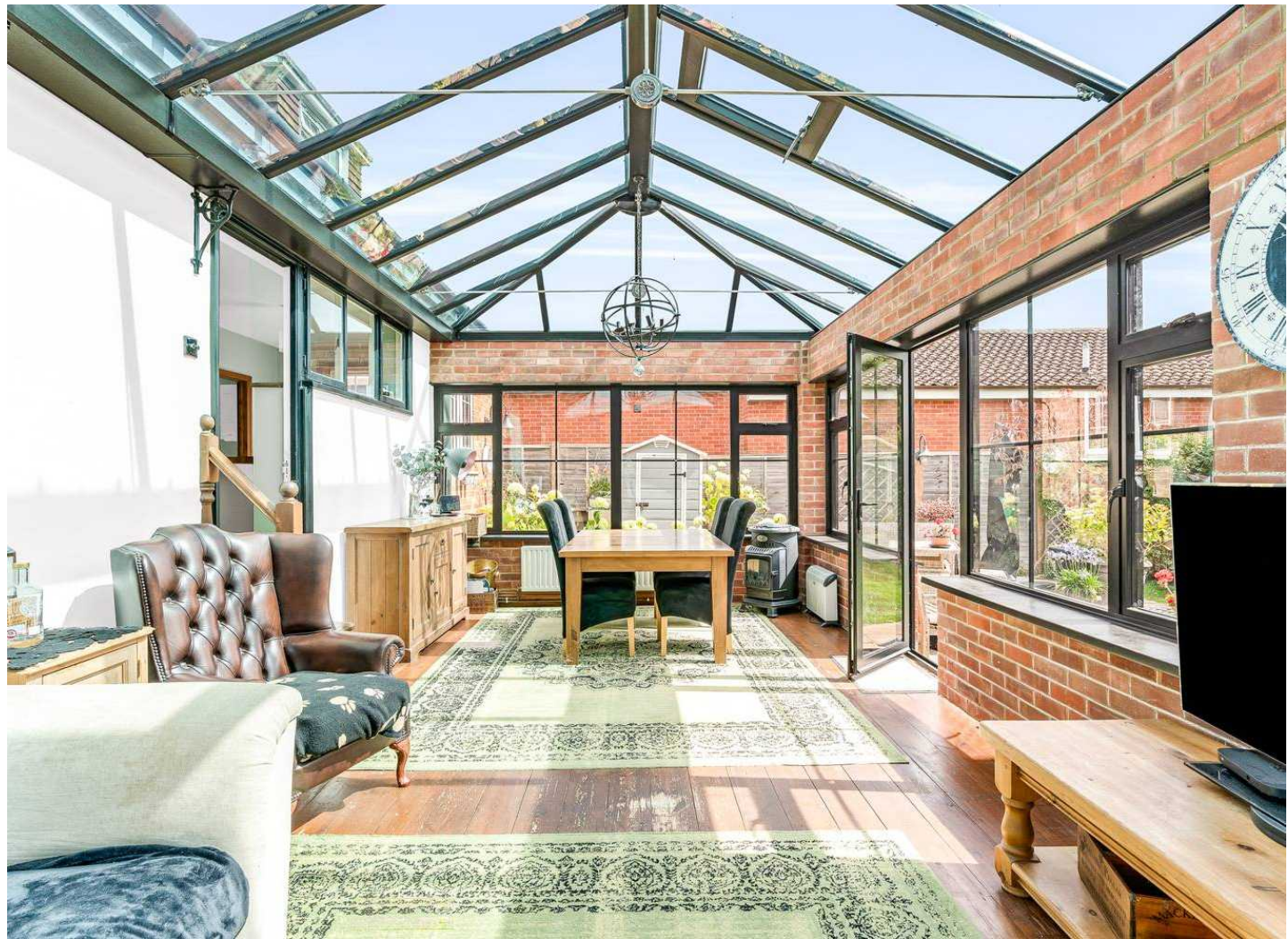
Beautifully presented 4-bed chalet bungalow in Braughing village. Approx. 2,000 sq ft with garden room, study/4th bedroom, mature plot, and off-street parking. Close to amenities, footpaths, and A10, A120 for easy access to nearby towns. Call 01920 293333 to view.

Council Tax band: E

Tenure: Freehold

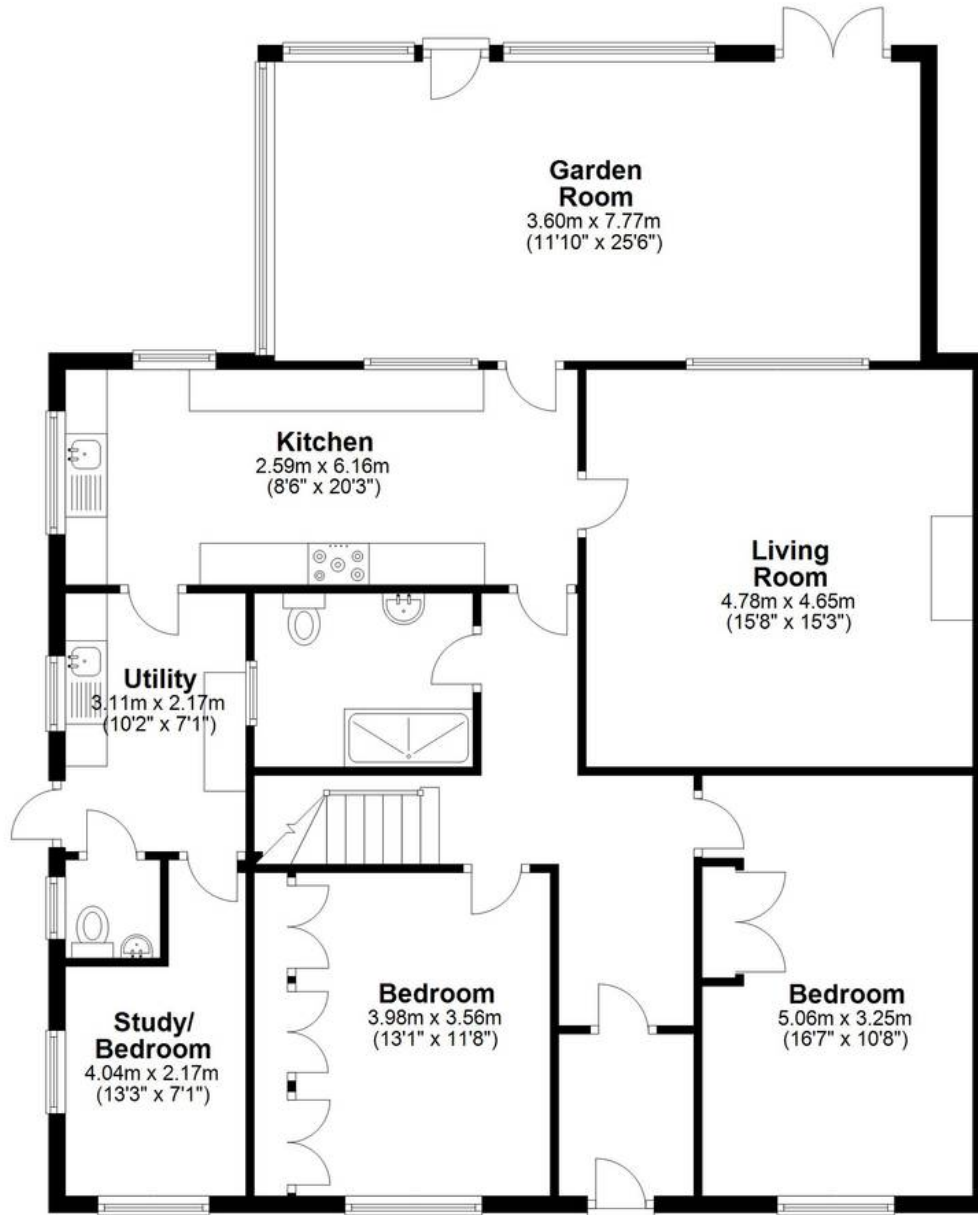
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



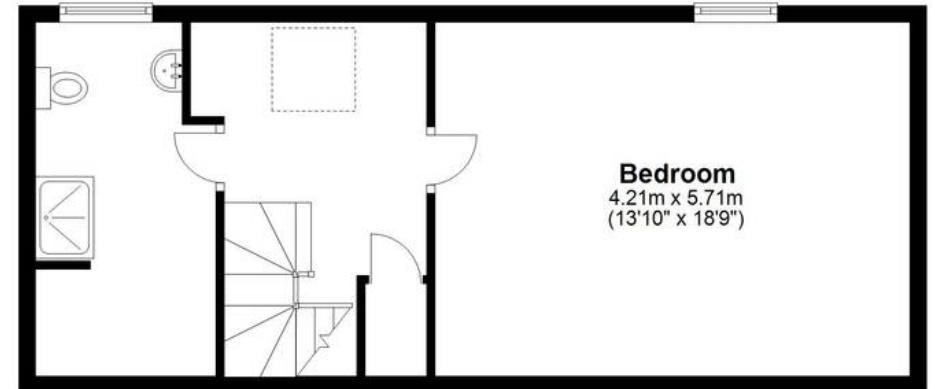
Ground Floor

Approx. 137.2 sq. metres (1477.2 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



Total area: approx. 181.7 sq. metres (1955.3 sq. feet)

Entrance

Enter through the wide front door with obscured double glazed windows each side, to a bright and airy hallway with a second glazed door a radiator in each.

Shower Room

With double glazed window with obscure glass. Fitted with a suite comprising concealed cistern wc, vanity unit with wash hand basin, large shower cubicle with glazed screen, radiator, extractor fan, tiled flooring.

Bedroom Two

16' 7" x 10' 8" (5.06m x 3.25m)

Extra large double bedroom with Upvc double glazed window to front aspect with fitted half height shutters, radiator, further slimline electric heater, floor to ceiling fitted wardrobe cupboards.

Bedroom Three

13' 1" x 11' 8" (3.98m x 3.56m)

Spacious double bedroom with Upvc double glazed window to front aspect with fitted half-height shutters, fitted with a range of floor to ceiling wardrobes to one wall, radiator. Access hatch to boarded loft area with retractable ladder.

Kitchen

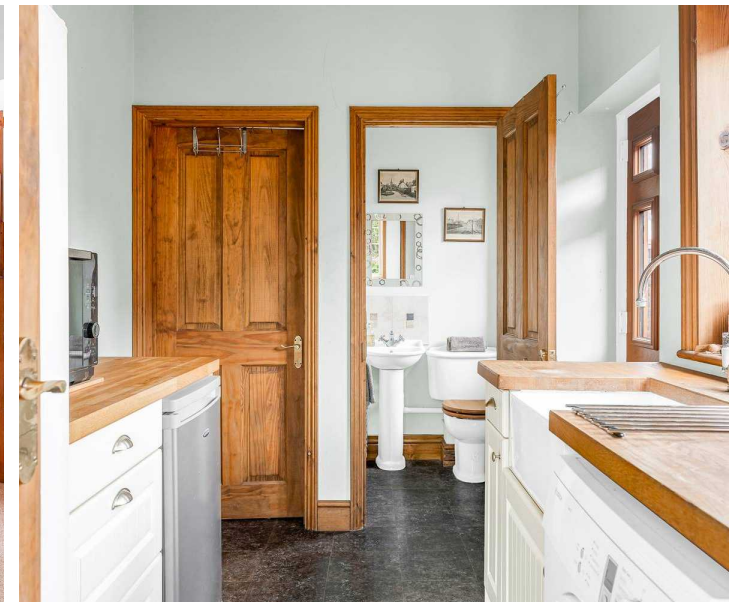
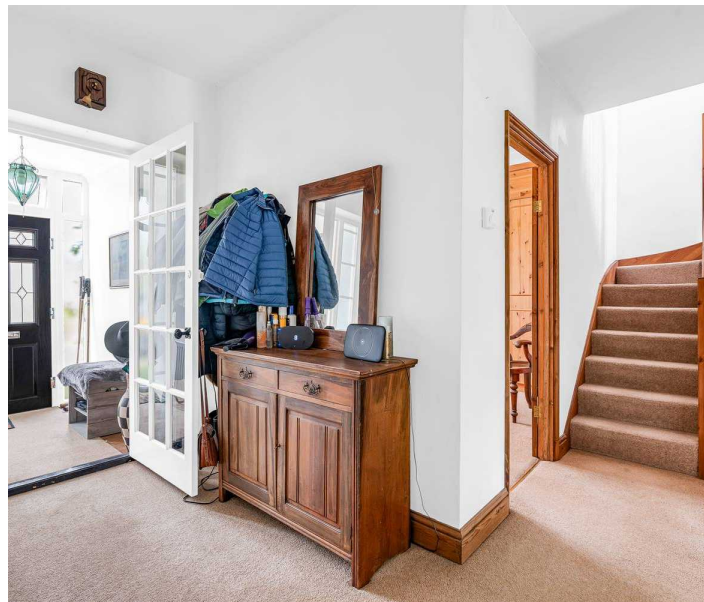
8' 6" x 20' 3" (2.59m x 6.16m)

With dual aspect Upvc double glazed windows to side and rear aspect. Fitted with a comprehensive range of wall and base storage units, with wood work surfaces over incorporating a double sink and drainer unit, range style cooker with extractor over, integrated appliances, wood effect flooring, doors to living room and garden room and door to:

Utility

10' 2" x 7' 1" (3.11m x 2.17m)

With double glazed door and window to side aspect. Fitted with a range of base units with wood work surfaces over incorporating a 'Butler' style sink unit, space and plumbing for washing machine, space for tumble dryer. wall-mounted 'Worcester' gas fired boiler, space for fridge and fridge/freezer, tiled flooring. Door to study/bedroom four and door to:



Cloakroom

With Upvc double glazed window with obscure glass to side aspect. Fitted with a suite comprising low flush wc, pedestal hand basin, chrome heated towel rail, tiled splash back areas, tiled flooring.

Study/Bedroom Four

13' 3" x 7' 1" (4.04m x 2.17m)

Dual aspect with Upvc double glazed windows to front and side aspect, wood flooring, radiator.

Living Room

15' 8" x 15' 3" (4.78m x 4.65m)

Large square living room with high ceilings and internal double glazed window to the garden room, attractive working open fireplace, wood flooring.

Garden Room

11' 10" x 25' 6" (3.60m x 7.77m)

Great entertaining space of brick and Aluminium double glazed construction with doors opening onto the rear garden, wood flooring, two radiators.

First Floor Landing

With large 'Velux' double glazed window to rear aspect, radiator, study area, built-in airing cupboard, doors to:

Master Bedroom

13' 10" x 18' 9" (4.21m x 5.71m)

With double height window showing spectacular views to the garden even from the bed with full-height fitted shutters, radiator.

Shower Room

With Upvc double glazed window to rear aspect with views over the garden. Fitted with a suite comprising large glazed shower cubicle, low flush wc, vanity unit with inset wash hand basin, chrome heated towel rail, tiled splash back areas, tiled flooring.





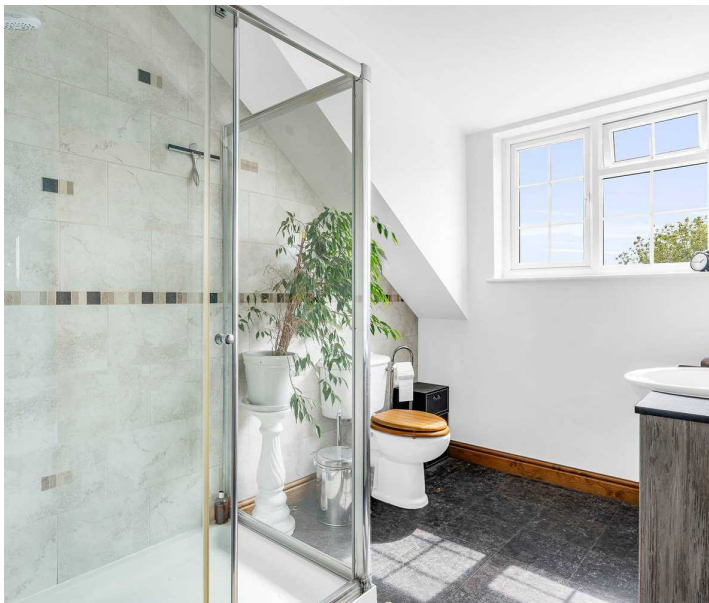
GARDEN

The property occupies a plot extending to approximately one fifth of an acre. The rear easy maintenance garden is mainly laid to lawn with upper and lower patio seating areas, pergola and shaped flower and shrub beds. Large timber garden shed with electricity. Outside lights and water tap.

DRIVEWAY

5 Parking Spaces

Extensive gravel driveway with parking space for numerous vehicles and lawn borders. Side access gate to rear garden.







Elliot Heath Estate Agents

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