



**Elliot Heath**  
ESTATE AGENTS

**3 Pentlows, Braughing**  
Guide Price £500,000



# 3 Pentlows

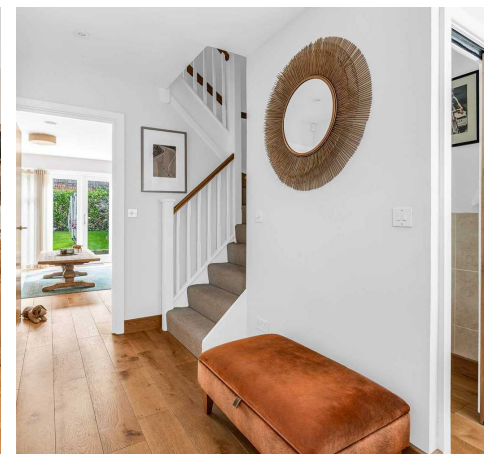
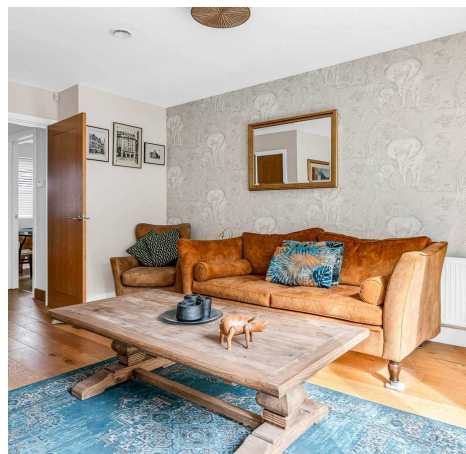
Braughing, Ware

Beautiful semi-detached home in exclusive Braughing village development. Built in 2013, 2 bed en suite, private garden, carport, parking. Village amenities, near Ware/Bishop's Stortford, easy access to London. Call Elliot Heath 01920 293333 to view.

Tenure: Freehold

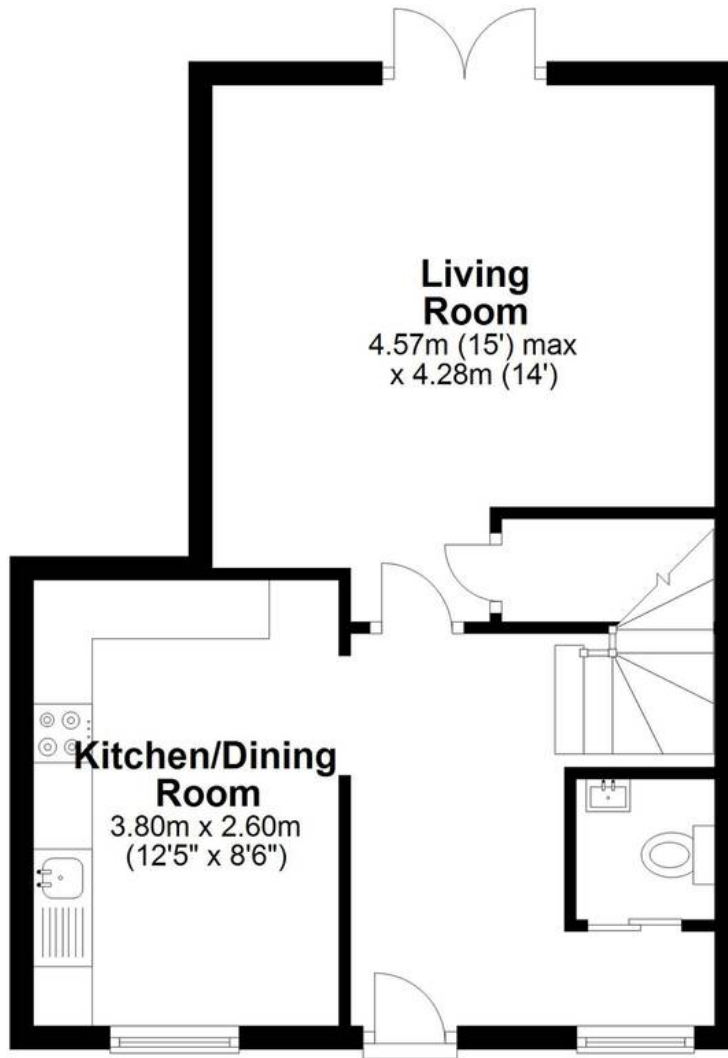
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



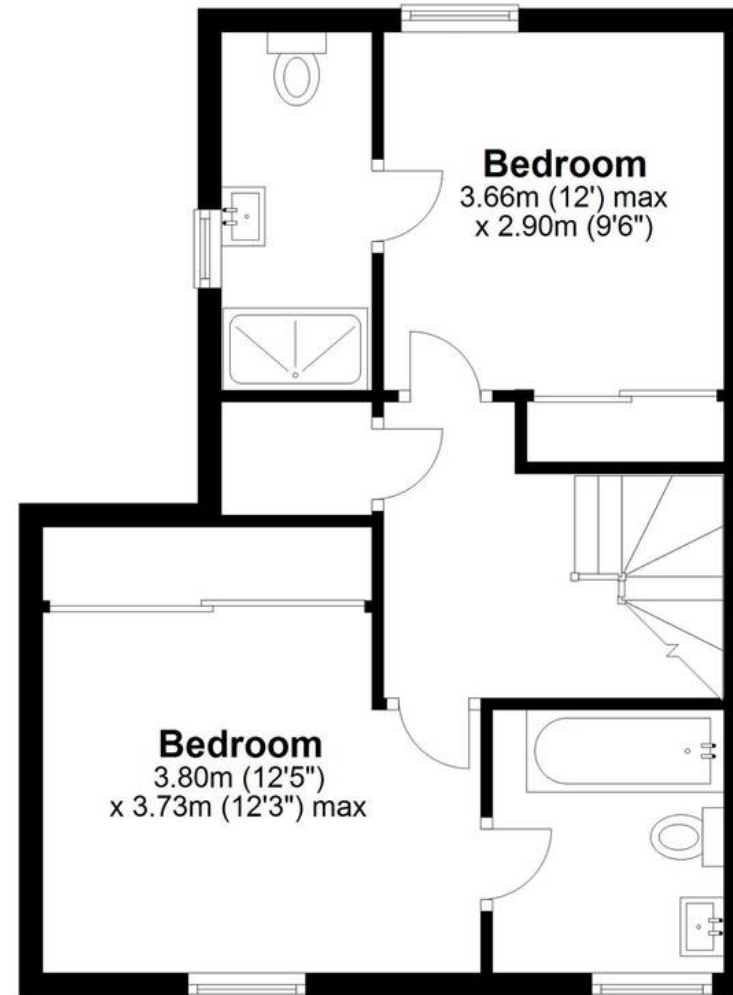
## Ground Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 80.1 sq. metres (862.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)



### **Spacious Entrance Hall**

With double glazed window to front aspect, wood flooring, radiator, stairs rising to first floor landing, doors to:

### **Downstairs WC**

Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, wood flooring, radiator.

### **Kitchen/Dining Room**

12' 6" x 8' 6" (3.80m x 2.60m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, integrated appliances, vertical radiator, tiled flooring.

### **Living Room**

15' 0" x 14' 1" (4.57m x 4.28m)

With double glazed French doors opening onto the rear garden, wood flooring, radiator, understairs storage cupboard.

### **First Floor Landing**

With built in storage cupboard and doors to:

### **Bedroom One**

12' 6" x 12' 3" (3.80m x 3.73m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards to one wall with sliding doors, door to:

### **En Suite Bathroom**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, wall hung wash hand basin, concealed cistern wc, fully tiled, chrome heated towel rail.





**Bedroom Two**

12' 0" x 9' 6" (3.66m x 2.90m)

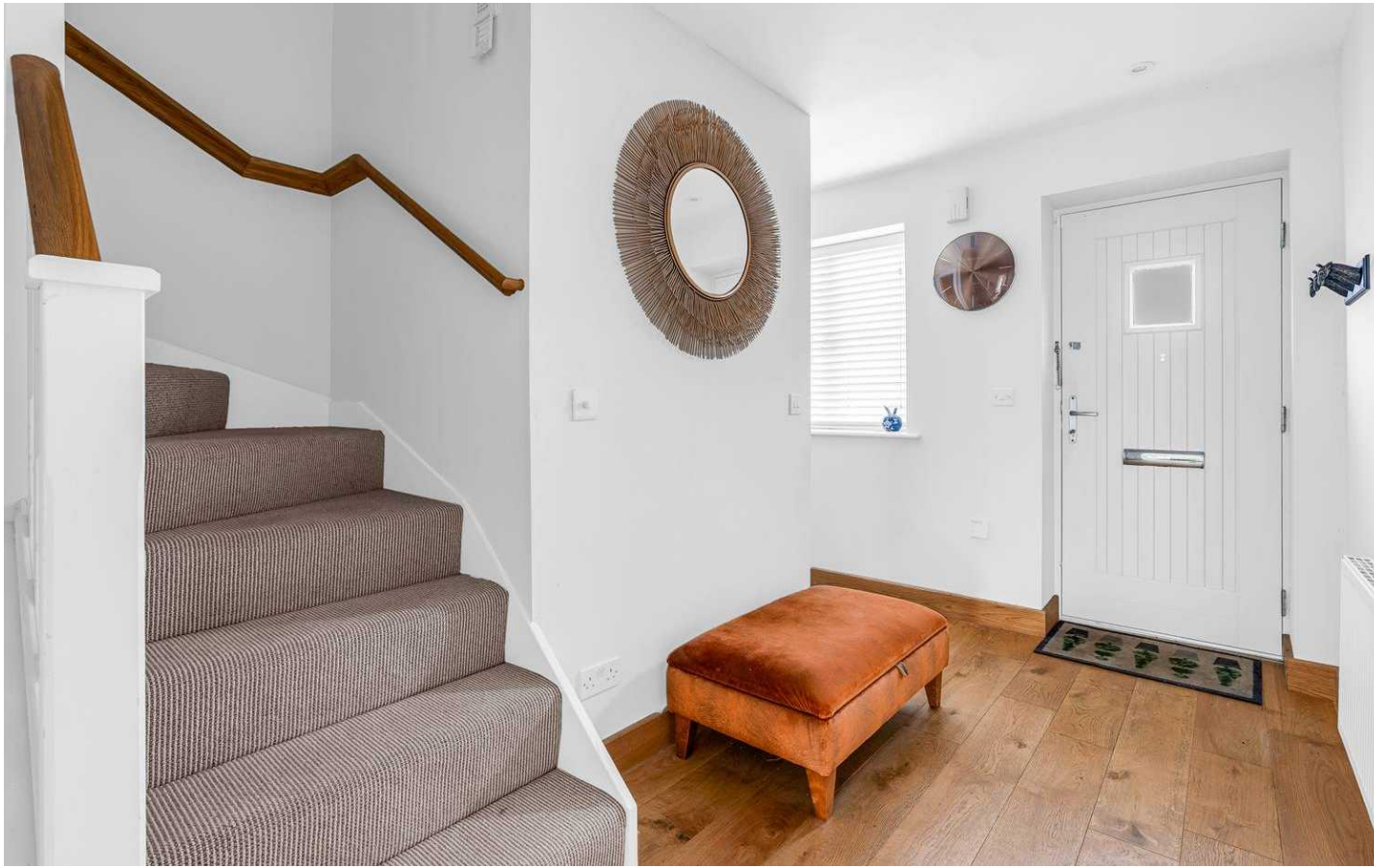
With double glazed window to rear aspect, radiator, fitted wardrobe cupboard with sliding doors, door to:

**En Suite Shower Room**

With double glazed window to side aspect with obscure glass, fitted with a suite comprising shower cubicle, wall hung wash hand basin, concealed cistern wc, fully tiled, chrome heated towel rail.







## REAR GARDEN

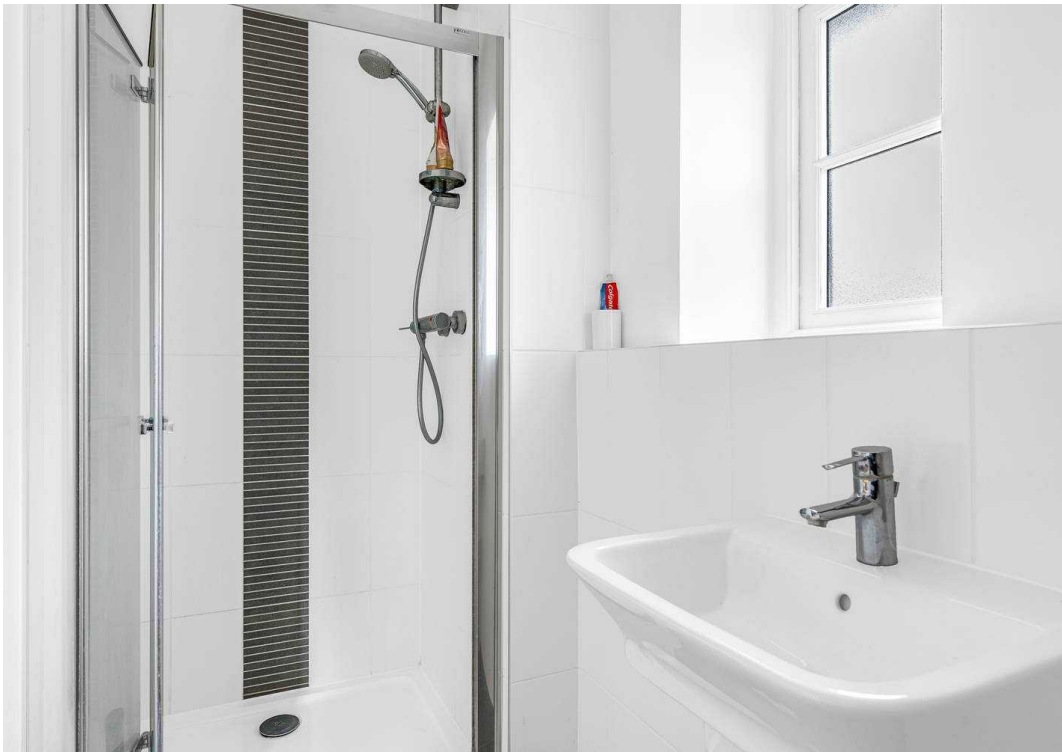
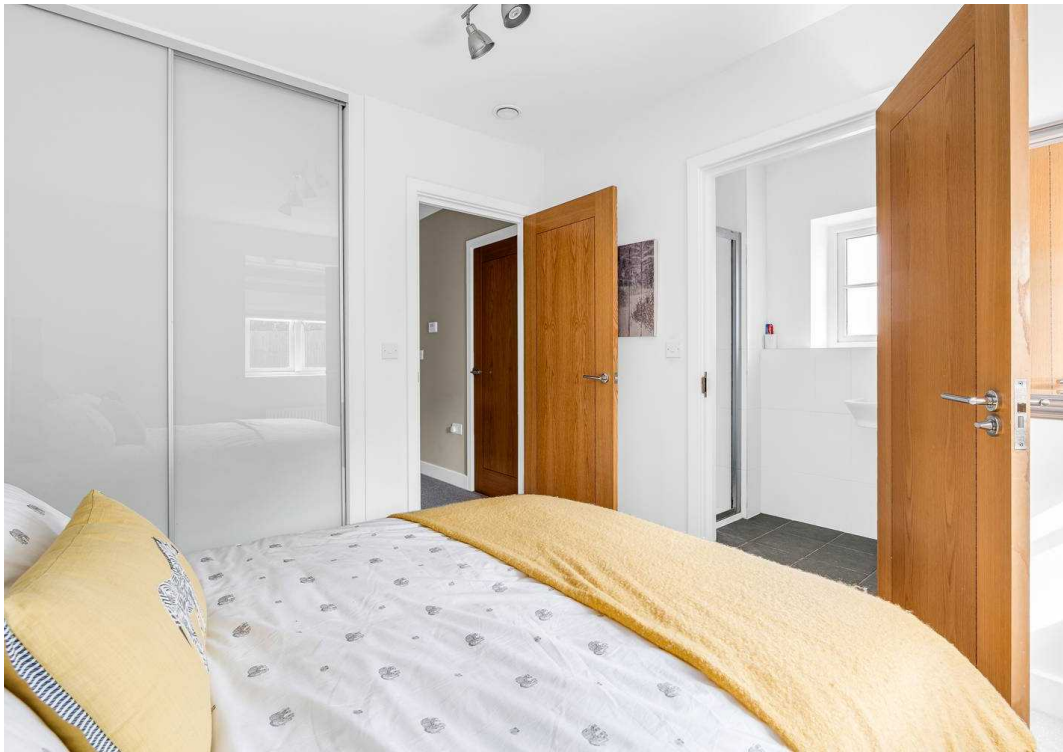
The attractive private rear garden benefits from a patio seating area which in turn leads to the lawn with plant and shrub borders, summerhouse, timber garden shed and gated access to the front.

## CAR PORT

1 Parking Space

The property benefits from a carport together with an allocated parking space.









## Elliot Heath Estate Agents

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