



**Elliot Heath**  
ESTATE AGENTS

**32 Friars Road, Braughing**  
Fixed Price £650,000

# 32 Friars Road

Braughing, Ware

Perfect family home in Braughing village offering versatile accommodation with 4 bedrooms, 3 bath/shower rooms, kitchen/diner, lounge, large gardens, country views, and easy access to A10/A120.

Council Tax band: D

Tenure: Freehold

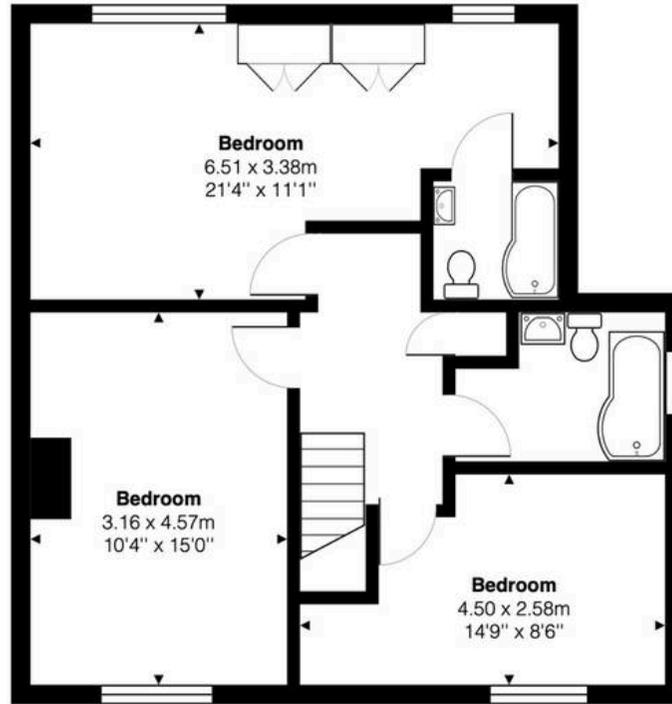
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

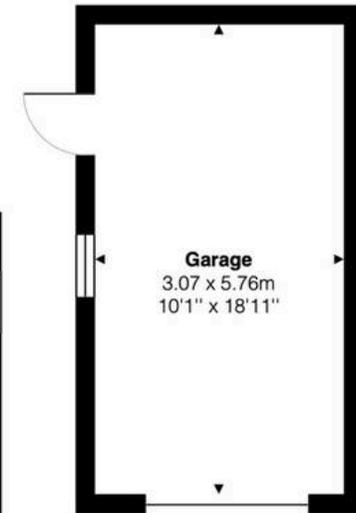




**Ground Floor**  
Area: 61.1 m<sup>2</sup> ... 658 ft<sup>2</sup>



**First Floor**  
Area: 58.8 m<sup>2</sup> ... 633 ft<sup>2</sup>



**Outbuilding**  
Area: 17.7 m<sup>2</sup> ... 190 ft<sup>2</sup>

Total Area: 137.6 m<sup>2</sup> ... 1481 ft<sup>2</sup>

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)

### Entrance Lobby

With wood effect flooring, open to:

### Entrance Hall

With wood effect flooring, stairs rising to first floor landing, radiator, doors to:

### Living Room

10' 3" x 15' 0" (3.13m x 4.57m)

With double glazed window to front aspect with fitted plantation shutters, attractive fireplace with inset wood burner and stone surround, radiator, wood effect flooring, decorative ceiling beams, two vertical glass block internal windows to kitchen.

### Ground Floor WC

Fitted with a suite comprising low flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, extractor fan, radiator.

### Study/Bedroom Four

8' 9" x 10' 6" (2.66m x 3.20m)

Dual aspect with double glazed windows to front and side aspect with fitted plantation shutter, wood effect flooring, radiator, door to:

### En Suite Shower Room

Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.

### Kitchen/Dining Room

21' 4" x 11' 1" (6.51m x 3.38m)

With double glazed French doors and window with fitted plantation shutters to the rear garden and double glazed door to side aspect. Fitted by local specialists, Vandeppeer, with a range of fitted wall, base and drawer storage units with granite quartz work surfaces over incorporating a 'Butler' sink unit, space for fridge/freezer, cupboard concealing wall-mounted 'Vaillant' gas fired boiler, plumbing and space for washing machine, dishwasher and tumble dryer, space for cooker with extractor hood over, tiled splash back areas, tiled flooring, radiator, decorative beams.



### **First Floor Landing**

With access to loft, radiator, airing cupboard housing hot water cylinder, doors to:

#### **Bedroom One**

21' 4" x 11' 1" (6.51m x 3.38m)

With two double glazed windows to rear aspect with fitted plantation shutter blinds, two radiators, fitted 'Vandepeer' double wardrobe cupboard, part glazed door to:

#### **En Suite Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, vanity unit with inset wash hand basin, chrome heated towel rail, extractor fan, fully tiled.

#### **Bedroom Two**

10' 4" x 15' 0" (3.16m x 4.57m)

With double glazed window to front aspect with fitted plantation shutter and fantastic views over countryside, radiator.

#### **Bedroom Three**

14' 9" x 8' 6" (4.50m x 2.58m)

With double glazed window to front aspect with plantation shutter and wonderful views, radiator.

#### **Bathroom**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, chrome heated towel rail, extractor fan.





### **FRONT GARDEN**

The front garden is mainly laid to lawn with lovely views to the front of attractive countryside, five bar gate to the rear garden.

### **REAR GARDEN**

The extremely generous rear garden is mainly laid to lawn with patio seating area backing on to farmland. Outside water tap and lights.

### **DRIVEWAY**

3 Parking Spaces

Long paved driveway providing off street parking for several vehicles.

### **GARAGE**

Single Garage

Detached garage with up and over door, power and light, personal access door.







## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)