



**Elliot Heath**  
ESTATE AGENTS

**Muster Horse Shoe Hill, Great Hormead**

**In Excess of £600,000**

# Muster Horse Shoe Hill

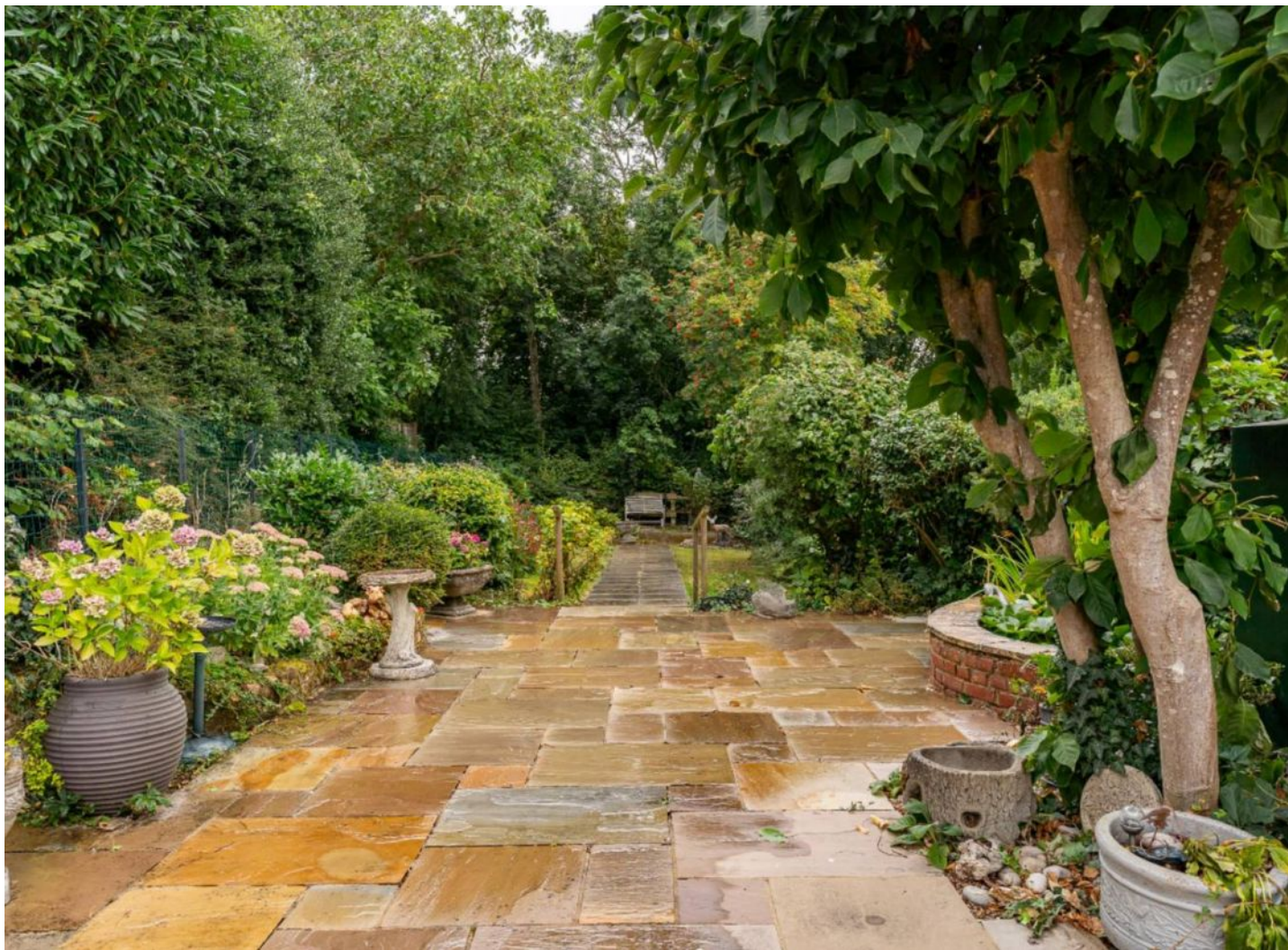
Great Hormead, Buntingford

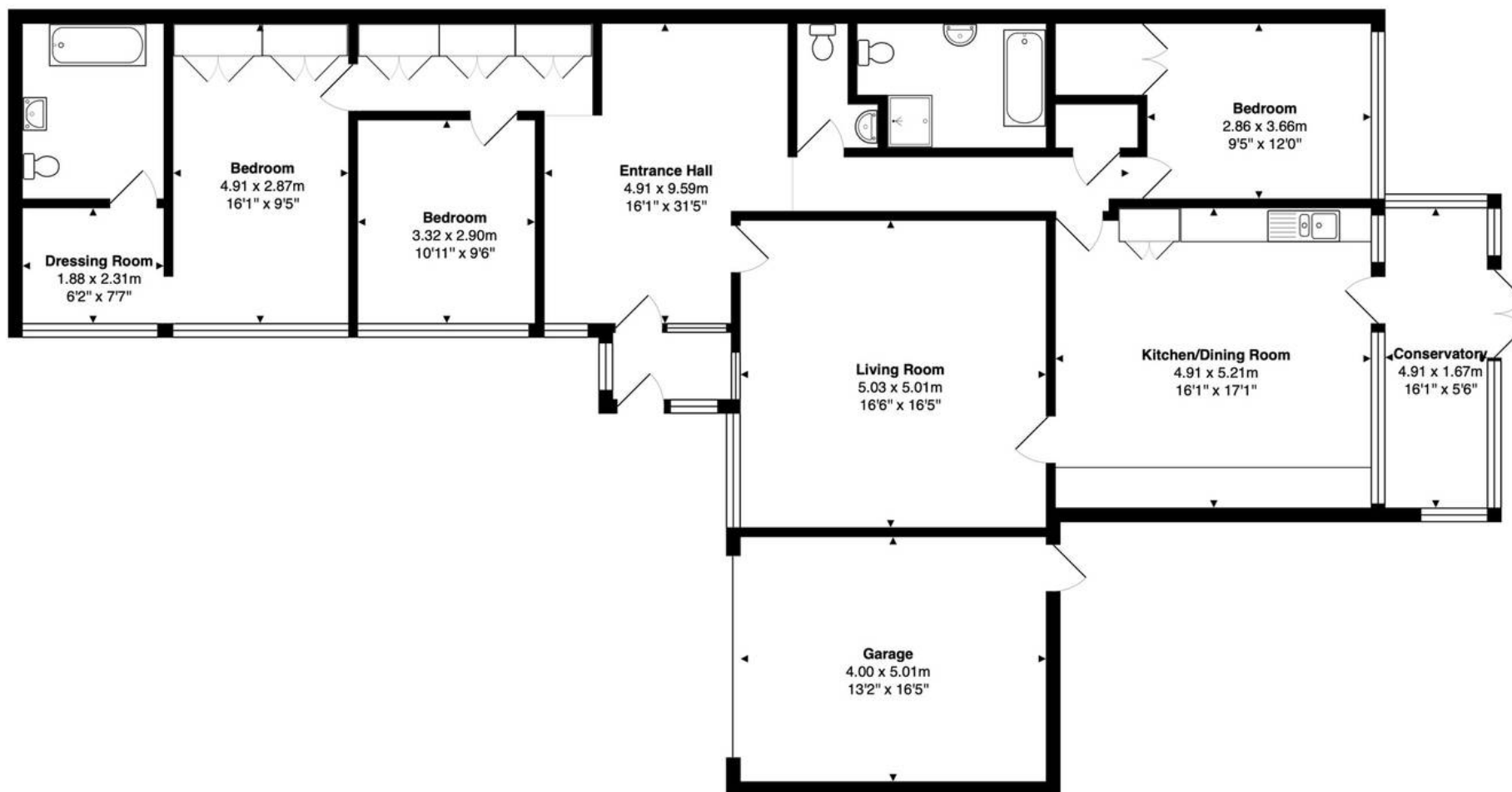
3-bed bungalow in a sought-after village. Features double glazing, spacious rooms, conservatory, en-suite, double garage. Large west-facing garden, ample parking, near village amenities & school. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





# Ground Floor

Total Area: 174.1 m<sup>2</sup> ... 1874 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 double glazed windows to front aspect, ceramic tiled flooring and door to:

**Entrance Hall**

16' 1" x 31' 6" (4.91m x 9.59m)

With double glazed windows to front aspect, two radiators, study area, access to loft area, door to living room, two arches lead to the bedroom areas, open to:

**Living Room**

16' 6" x 16' 5" (5.03m x 5.01m)

With double glazed windows to the front aspect, three radiators, feature fireplace with brick surround. Multi pane glazed door to:

**Kitchen/Dining Room**

16' 1" x 17' 1" (4.91m x 5.21m)

With double glazed windows and door to the conservatory. Fitted with an extensive range of shaker style wall and base storage units and wood effect work surfaces over incorporating a stainless steel sink and drainer unit, space for cooker, fridge, and upright fridge/freezer, full-height double cupboard with Grant oil fired central heating boiler and drying shelves, two radiators, tiled splash back areas, tiled flooring, door to entrance hall.

**Conservatory**

16' 1" x 5' 6" (4.91m x 1.67m)

With double glazed windows on three aspects including French doors to the rear garden, quarry tiled flooring, space for washing machine and tumble dryer.

**Inner Lobby**

With three fitted large double wardrobe cupboards along one wall. Doors to bedroom two and door to:



**Bedroom One**

16' 1" x 9' 5" (4.91m x 2.87m)

With full-width double glazed window to the front aspect, radiator, two double built-in wardrobe cupboards, one of which houses a hot water tank. Arch to:

**Dressing Room**

6' 2" x 7' 7" (1.88m x 2.31m)

With double glazed window to the front aspect, radiator. Door to:

**En Suite Bathroom**

Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, low flush wc, fully tiled, heated towel, Dimplex electric wall mounted heater.

**Bedroom Two**

10' 11" x 9' 6" (3.32m x 2.90m)

With double glazed window to front aspect, radiator.

**Inner Lobby**

With radiator, built-in airing cupboard housing a pre-lagged hot water cylinder. Doors to:

**Bedroom Three**

9' 5" x 12' 0" (2.86m x 3.66m)

With double glazed window to the rear aspect, radiator, deep built-in wardrobe cupboard.

**Cloakroom**

Fitted with a suite comprising pedestal wash hand basin, low flush wc, radiator.

**Bathroom**

Fitted with a suite comprising panel enclosed bath, separate shower cubicle, pedestal wash hand basin, low flush wc, fully tiled walls, extractor fan, radiator.





## FRONT GARDEN

Front garden featuring a lawn area with large well stocked flower bed and mature weeping ash tree.

## REAR GARDEN

Private westerly aspect rear garden which is approximately 105' in length with large paved patio area immediately to the rear of the bungalow. A wide path with lawn areas on both sides leads to the rear of the garden where there is a second paved patio area. Mature heavily stocked flower, shrub beds and borders, outside tap, oil storage tank and an ornamental fish pool.

## DRIVEWAY

8 Parking Spaces

A long block-paved driveway provides off-road parking for at least eight vehicles.

## DOUBLE GARAGE

2 Parking Spaces

Double garage with full-width garage door to the front aspect, personnel door to the rear which provides access to the rear garden across a small wooden bridge. Light and power connected, fuse box and electric meter, water tap. Hatch to eaves storage area. Measuring approximately 4.00 x 5.01 (13'2 x 16'6)







## Elliot Heath Estate Agents

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