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Greenhill Cottage, 10 Ford Street, Braughing, Ware, Hertfordshire, SG11 2PW

Offers In Excess Of £500,000

Greenhill Cottage is a grade II listed semi-detached property, tucked away in a beautiful spot overlooking the picturesque Braughing ford. Having been completely renovated to an exacting standard this charming home now offers idyllic cottage living with modern creature comforts, giving the best of both worlds to any new owner. With three bedrooms, a modern en-suite to master, new ground floor bathroom, bespoke fitted kitchen with integrated appliances, utility room with barn door to rear and a delightful lounge with original fireplace and huge picture window overlooking the Village green and ford. Externally the large rear garden has been freshly landscaped and provides a sunny patio area and a large lawn with planted flower beds. The front garden has mature hedge boundaries and a secondary seating area for alfresco dining, drinking, and watching the world pass by below. This property is beautiful and offered Chain Free.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL 8'2" x 4'7" (2.513 x 1.4)



KITCHEN 12'6" x 11'11" (3.82 x 3.645)



SITTING ROOM 15'8" x 10'9" (4.79 x 3.28)



UTILITY ROOM 8'0" x 6'0" (2.45 x 1.85)



SITTING ROOM pic 2



GROUND FLOOR BATHROOM



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FIRST FLOOR

BEDROOM TWO 11'8" x 10'9" (3.56 x 3.3)



BEDROOM ONE 12'10" x 8'0" (3.932 x 2.45)

BEDROOM THREE 8'9" x 7'6" (2.684 x 2.307)



EN-SUITE

REAR GARDEN



FRONT GARDEN

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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