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2 Cross Green Brook End, Cottesd, SG9 9QR

Price Guide £695,000

Victorian 4-Bedroom House with Annex on Gated Plot

Discover this semi-detached Victorian property in the tranquil village of Cottesd. Boasting four spacious bedrooms, a modern kitchen/breakfast room, utility room and conservatory, this home offers generous and flexible living space. Additionally, a self-contained 1-bedroom annex offers flexibility for guests, rental income or extended family. Outside, the large gated plot invites endless possibilities and provides masses of off-street parking. Located adjacent to the Village playing fields and giving direct access to countless miles of cross country walks this great home provides the opportunity of rural living at it's finest.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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KITCHEN/DINER 24'11" x 10'6" (7.6 x 3.22)



KITCHEN/DINER pic 4



This stunning kitchen is thoughtfully designed for both practicality and aesthetics. The oak wall and base units, with their natural warmth, blend seamlessly with the contrasting quartz worktops, and an island with abundant storage stands as a centerpiece. A classic butler sink, integrated appliances including eye-level cooker and wooden flooring unifies the space and finishes the stylish look.

KITCHEN/DINER pic 2



CLOAKROOM/UTILITY 10'9" x 10'9" (3.3 x 3.3)



A spacious utility room that combines practicality and convenience seamlessly. This well-designed space offers ample storage solutions and features a discreet WC, adding to its functionality. It's the ideal hideaway for managing laundry tasks, ensuring clutter-free living spaces throughout your home.

LOUNGE 24'11" x 13'10" (7.6 x 4.22)



An expansive lounge that provides a generously sized living area with a welcoming open fireplace serving as a focal point. A

KITCHEN/DINER pic 3



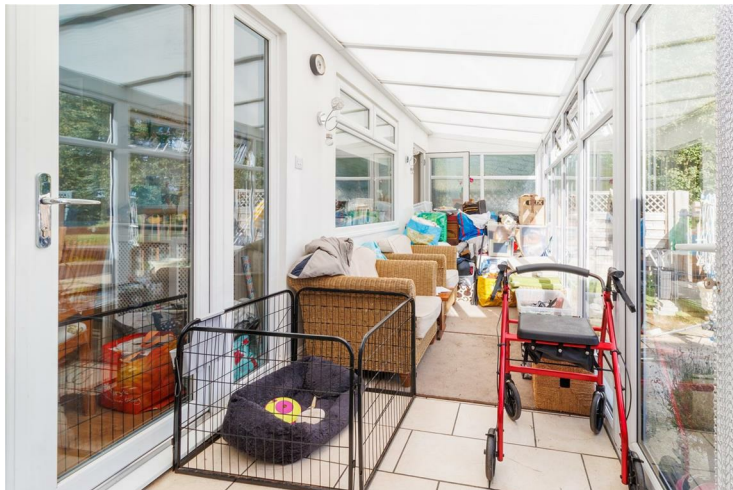
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double glazed door connects this inviting space to a conservatory, allowing an abundance of natural light to flood in and creates a harmonious blend between indoors and outdoors.

LOUNGE pic 2



CONSERVATORY 23'5" x 6'8" (7.15 x 2.04)



BEDROOM ONE 13'9" x 11'7" (4.2 x 3.55)



BEDROOM TWO 13'3" x 10'5" (4.05 x 3.20)



BEDROOM THREE 10'9" x 10'6" (3.3 x 3.22)



BEDROOM FOUR/ DRESSING ROOM 14'1" (max) x 10'6" (4.3 (max) x 3.22)



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BATH/SHOWER ROOM 10'7" x 7'1" (3.24 x 2.17)



LOUNGE 15'5" x 11'9" (4.71 x 3.6)



ANNEX

Discover the versatile self-contained one-bedroom annex, thoughtfully designed to cater to various lifestyle needs. Featuring a fully equipped kitchen, a comfortable bedroom, a cozy lounge area, and a well-appointed shower room. Whether it's accommodating extended family members, hosting guests, or providing a private haven for grown-up children, this annex offers a flexible and welcoming solution for your unique living requirements.

KITCHEN 11'7" x 10'9" (3.54 x 3.3)



BEDROOM 15'5" x 9'3" (4.71 x 2.82)



SHOWER ROOM 9'4" x 6'6" (2.87 x 2)



DOUBLE GARAGE/ WORKSHOP 22'11" x 18'0" (7 x 5.5)

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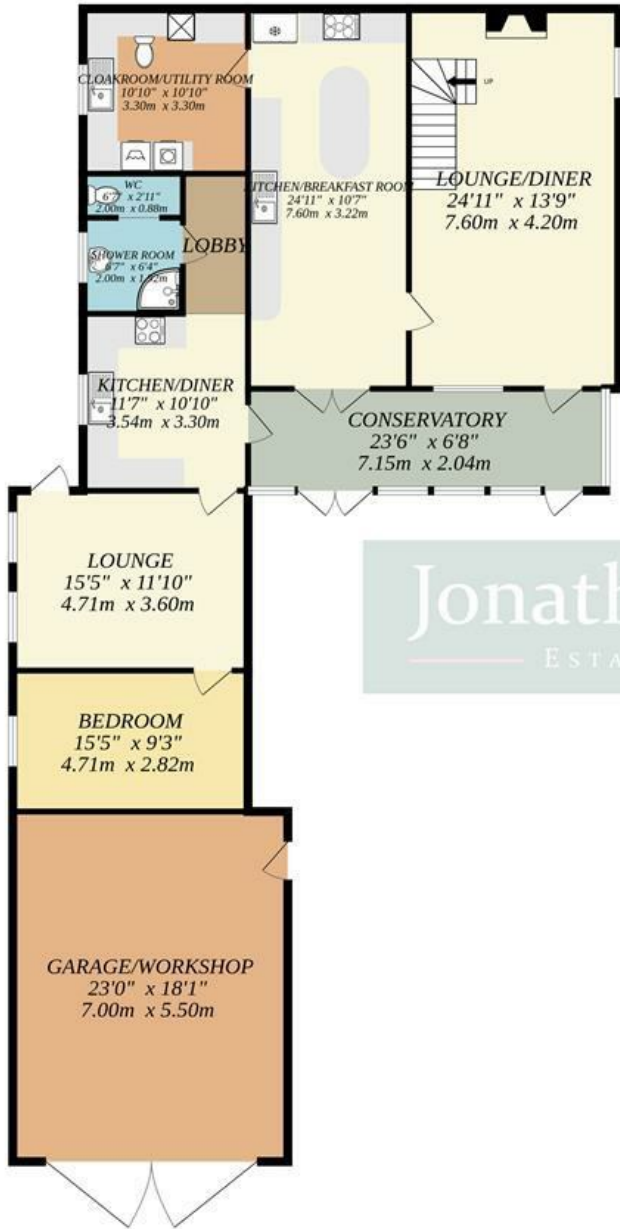
Introducing a dream-come-true for vehicle enthusiasts: a generously sized double garage and workshop. This well-appointed space is designed to accommodate all your automotive needs, offering ample room for multiple vehicles and providing a haven for those passionate about collecting or tinkering under the hood. The gated off-street parking ensures both security and convenience, making it the ultimate destination for amateur mechanics and passionate collectors alike.



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
1839 sq.ft. (170.8 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 2488 sq.ft. (231.2 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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