



The Crescent, Ardeley, Herts,

£475,000

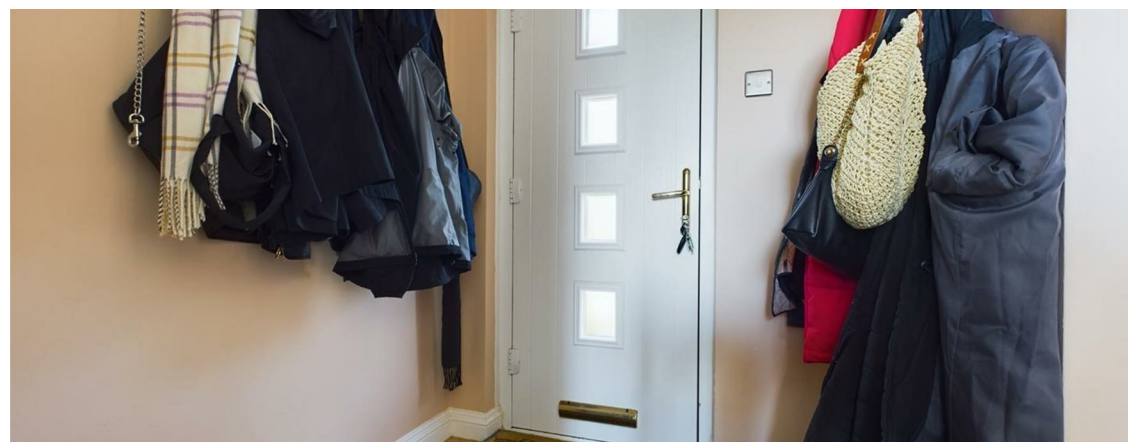
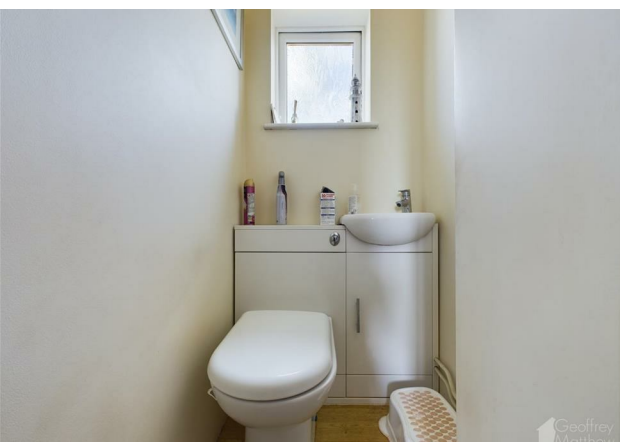
Geoffrey  
Matthew

RARE OPPORTUNITY to Acquire this FOUR Bedroom FAMILY HOME with DRIVEWAY FOR 3 Cars backing onto Church Farm and Open Countryside in the Heart of ARDELEY. Features include, FITTED KITCHEN/DINER, Lounge Area Opening to Conservatory, Downstairs Cloakroom, THREE DOUBLE BEDROOMS and One Single Bedroom, Fitted Family Bathroom, GENEROUSLY SIZED REAR GARDEN, Moment Walks to St Lawrence Primary School (Good Ofstead Rating) and The Jolly Waggoner Pub, VIEWING HIGHLY SUGGESTED.





- Rare Opportunity to Acquire this Four Bedroom Family Home
- Driveway for 3 Cars
- Backing onto Church Farm and Open Countryside in the Heart of Ardeley
- Fitted Kitchen/Diner
- Lounge Area Opening to Conservatory
- Downstairs Cloakroom
- Three Double Bedrooms and One Single Bedroom
- Fitted Family Bathroom
- Generously Sized Rear Garden
- Moment Walks to St Lawrence Primary School (Good Ofstead Rating) and The Jolly Waggoner Pub









#### Entrance Hallway

10'0 x 3'2 (3.05m x 0.97m )

Composite Door to Front Aspect, Under Stairs, Single Panel Radiator, Heating Control.

#### Kitchen/Diner

17'0 x 10'3 (5.18m x 3.12m )

Roll Top Work Surfaces, Stainless Steel Sink, Electric Hob and Oven with Grill, Built in Microwave, Up Stairs, 2 x Double Glazed Window to Rear Aspect, Built in Bosch Dishwasher, Single Panel Radiator, Consumer Unit, Space for Fridge/Freezer, Wine Rack, Laminate Flooring.

#### Downstairs W.C

3'0 x 3'6 (0.91m x 1.07m )

Low Level W.C, Hand Basin with Mixer Tap, Tiled Splash Back, Vinyl Flooring, Vanity Cupboard, Double Glazed Window to Front Aspect.

#### Lounge Area

10'0 x 17'8 (3.05m x 5.38m )

Laminate Flooring, Double Glazed Window to Front Aspect, Open Fireplace with Wooden Mantle and Tiled Half, Coved Ceiling, Dado Rail, Double Doors Opening to Kitchen Area and opening to Conservatory.

#### Conservatory

10'0 x 10'8 (3.05m x 3.25m )

Laminate Flooring, French Doors opening to Garden.

#### Landing

Doors to all rooms, Loft Access, Dado Rail, Airing Cupboard.

#### Bedroom One

9'0 x 10'9 (2.74m x 3.28m )

Double Glazed Window to Rear Aspect, Mirrored Wardrobes, Single Panel Radiator, Single Panel Radiator.

#### Bedroom Two

12'0 x 10'8 (3.66m x 3.25m )

Fitted Wardrobes, Single Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling, Dado Rail.

#### Bedroom Three

6'0 x 10'8 (1.83m x 3.25m)

Double Glazed Window to Rear Aspect, Ceiling Fan, T.V Point, Storage Cupboard.

#### Bedroom Four

8'0 x 6'8 (2.44m x 2.03m )

Double Glazed Window to Front Aspect, Laminate Flooring, Single Panel Radiator, Ceiling Fan, Built in Mirrored Wardrobe.

#### Bathroom

Low Level W.C, Wash Basin with Mixer Tap and Vanity Cupboard, Double Glazed Misted Window to Front Aspect, Bath and Mixer Tap with Rainfall Shower, Spot Lighting, Tiled Flooring, Shaver Point, Heated Towel Rail.

#### Utility Room

7'0 x 5'9 (2.13m x 1.75m)

Power and Lighting, Plumbing to Washing Machine, Single Panel Radiator.

#### Generously Sized Rear Garden Backing onto Church F

Patio Area, Electric Sockets, Outside Tap, Side Access to Front, Timber Fencing, Oil Tank, 6 x 4 Shed, Decking Area, Timber Fencing.

#### Front Driveway

Driveway for 3 Cars, Block Paved, Outside Tap, Picket Fencing.

#### Local Information

Ardeley Village birthplace of Charles Chauncy is situated 2.5 Miles from Walkern and 4.7 Miles from Buntingford offering rural life with a village pub (The Jolly Wagoner) and Church Farm Complex with Cafe, Farm Shop and the Free Range Experience to visit the animals . Schooling options are also ideal with the St Lawrence Primary School (Good Ofstead Rating) moments walk from the property, there is also a local parish St Lawrence Ardeley dating from the 13th century.



# CHURCH FARM, ARDELEY

## A Free Range Experience

Thank you for supporting our  
Not-for-Profit  
Community Interest Enterprise

[www.churchfarmardeley.co.uk](http://www.churchfarmardeley.co.uk)

Please Keep Children and Teenagers under Supervision at all Times.  
This is a Real Farm. Danger from Animals, Fences, Vehicles, Ponds and more!

All visitors must check in at the Farm Shop.  
Thank you.

Please keep Dogs on leads at all times please around the farm.  
For hygiene, good of wildlife and safety.  
Thanks



### Council Tax Details

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>		71	(55-68) <b>D</b>
(39-54) <b>E</b>	52		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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Public Footpath  
cross road  
gate at  
Cottered

Wood End  
Gt Munden

Cromer  
Walkern

Cottered

Defibrillator

Defibrillator

POST OFFICE



Matthew