



PESTELL & Co
ESTABLISHED 1991

HOWE GREEN COTTAGE, HOWE GREEN, LITTLE HALLINGBURY

NO ONWARD CHAIN

O.I.E.O - £899,995

A wonderful 6 bedroom detached family home, with a beautiful blend of original character features and a modern contemporary specification. The spacious and versatile accommodation consists of sitting room, dining room, stunning kitchen/family room, conservatory, utility room/w.c., playroom and office. Upstairs are the six bedrooms, along with three bath/shower rooms and a family room/landing area. Externally is an attractive, good size rear garden, a garage block (currently partially converted, but easily returned to a triple size) and an ample gated driveway. Set in a picturesque village location, and yet around a 5 minute drive to Bishop's Stortford town.

Feature front door with side window and canopy porch over, into:

Dining Room - 21'2 x 12'11 (6.46m x 3.94m)

Engineered wood flooring, double glazed window into conservatory, open brick fireplace, radiator, wall lights and inset down lighters. Door into:

Hallway:

Engineered wood flooring, large cupboard (double glazed, opaque window to front, radiator, plumbing for w.c., ceiling light point), radiator and inset down lighters. Carpeted staircase to first floor accommodation, door into:

Utility Room / W.C.:

Engineered wood flooring, eye and base level units with work surface and inset sink. Integral washing machine and tumble dryer, low level w.c., two double glazed, opaque windows to rear and inset down lighters.



Sitting Room - 21'2 x 11'9 (6.46m x 3.58m)

Carpeted, double glazed window to front and patio doors with side windows to rear, open brick fireplace, two radiators and wall lights. Door into:

Play Room - 16'2 x 8'8 (4.93m x 2.63m)

(Converted part of the garage), wood effect laminate flooring, double doors to rear garden and inset down lighters. Door into:

Office - 9'2 x 8'10 (2.78m 2.70m)

(Converted part of the garage), wood effect laminate flooring, inset down lighters and door into remainder of the garage.



Kitchen/Family Room - 34'11 x 11' (10.62m x 3.35m)

Underfloor heating, tiled flooring, bespoke kitchen comprising of a range of eye and base level units with granite work surface and Butler sink. Space for 'Rangemaster' style oven and American style fridge/freezer, integral dishwasher. Dual aspect double glazed windows and patio doors to side, feature fireplace, radiator, inset down lighters. Open into:

Conservatory - 12'4 x 7'8 (3.75m x 2.33m)

Tiled flooring, brick based, double opening doors to the garden, glazed to two sides and above.



Bedroom 4 - 11'9 x 9'11 (3.58m x 3.02m)

Carpeted, dual aspect, double glazed windows to front and side, built in wardrobe, feature fireplace, radiator and inset down lighters.

Bedroom 5 - 11'9 x 7'5 (3.58m x 2.25m)

Carpeted, double glazed window to rear, radiator and ceiling light point.

Bedroom 6 - 9'1 x 7'5 (2.77m x 2.25m)

Carpeted, double glazed window to rear, built in wardrobe, radiator and ceiling light point.

Family Wet Room:

Fully tiled, walk-in shower area, low level w.c. and wash hand basin with cupboard under. Double glazed opaque window to rear, heated towel rail, extraction fan and inset down lighters.



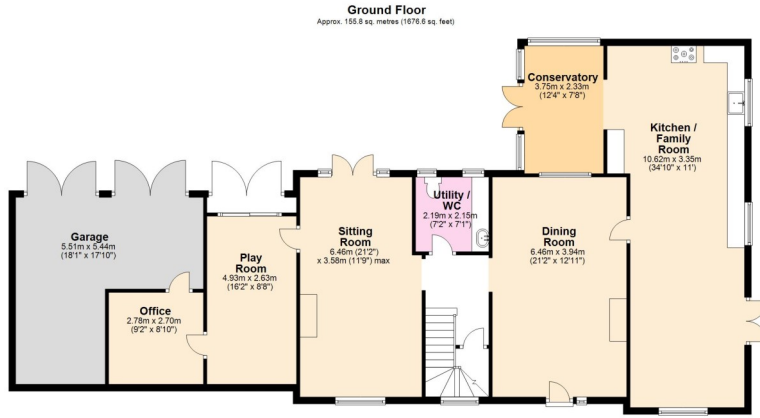
Outside:

To the rear is an attractive, good sized garden. Off the property is a large, shaped patio space, the remainder is mainly laid to lawn with panel fencing. To one side are further paved and lawn spaces with the boiler and outbuilding housing the oil tank, outside lighting and taps. Gated side access.

(POTENTIAL TRIPLE) '1 & 1/2' size GARAGE - currently partly converted into the playroom and office but easily returned to a triple garage. Three sets of double opening doors, light, power and water laid on.

Gated gravel driveway with space for a number of vehicles.





Total area: approx. 287.3 sq. metres (3092.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 c
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

**GENERAL REMARK &
STIPULATIONS**

FULL ADDRESS

Howe Green Cottage, Howe Green, Little Hallingbury, Bishops Stortford, Herts, CM22 7UF

SERVICES

Oil fired central heating, mains electricity, water, drainage

LOCAL AUTHORITY

Uttlesford Council Offices, London Road, Saffron Walden CB11 4ER

COUNCIL TAX BAND

Band G

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.



IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

First flooring landing area / Family room - 19'5 x 13'6 (5.91m x 4.10m)

Carpeted, two double glazed windows to front, radiator, loft hatch (part boarded, light), ceiling light point and doors to:

Bedroom 1 - 13'9 x 12'4 (4.19m x 3.75m)

Carpeted, dual aspect double glazed windows to rear and side, two sets of built in wardrobes (two doubles and a single), radiator, wall lights inset down lighters. Door into:

En-suite Bathroom:

Tiled flooring, bath with shower attachment, low level w.c., wash hand basin with units below. Double glazed, opaque window to side, part tiled walls, loft hatch and inset down lighters.



Bedroom 2 - 21'1 x 11'10 (6.43m x 2.62m)

Carpeted, two double glazed windows to rear, built in wardrobe, two radiators and inset down lighters. Door into:

En-suite Bathroom:

Laminate wood flooring, corner bath with shower attached, low level w.c. and pedestal wash hand basin. Window to side, heated towel rail, extraction fan and inset down lighters.

Bedroom 3 - 14'6 x 11' (4.41m x 3.35m)

Carpeted, dual aspect, double glazed windows to front and side, feature fireplace, built in storage cupboards, radiator and inset down lighters.

