



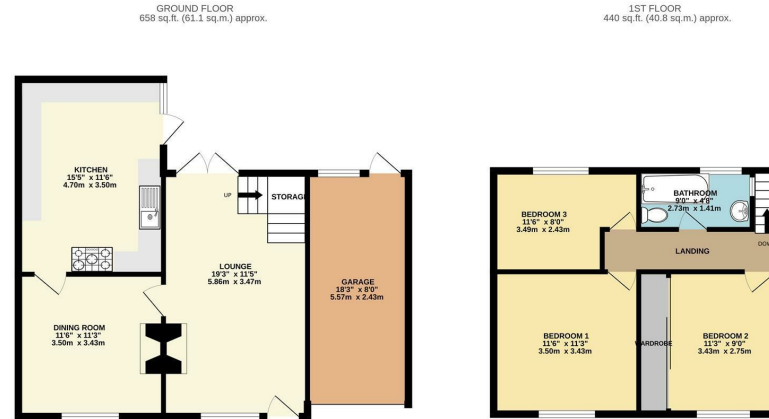
The Street, Sheering, CM22 7LU
£537,000

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The Street, Sheering, CM22 7LU

****Chain Free**** A lovely three double bedroom 17th century semi detached character cottage benefitting from a garage, off street parking and a large garden. The sellers are currently in the process of purchasing approximately 250m² (2690sq ft) of additional garden space behind the property which will nearly triple the size of the garden which is included in the purchase price. Please see the pictures with some more details of the plans.

Internally the cottage has been extended to the rear creating a large kitchen overlooking the garden, a separate dining room with fireplace and a large lounge with log burner and french doors opening up onto the stunning garden. Upstairs comprises three double bedrooms with a family bathroom. There is an abundance of character features throughout the property including exposed beams, two fireplaces and french oak flooring. Some additional benefits include a four year old Vaillant gas central heating boiler, underfloor heating in the kitchen, new UPVC soffits and fascias and UPVC double glazed windows to the front fitted only a year ago. The Street, Sheering is located only a short walk to local shops and Sheering Primary School, as well as being a short drive to M11 junction 7a.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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