



2 Pentlows  
Braughing | Ware | Hertfordshire | SG11 2QD

# STEP INSIDE

## 2 Pentlows

A stunning four-bedroom detached family home, situated in the highly sought-after village of Braughing, in Hertfordshire. This delightful home was built in 2013 by Linden Homes, a well regarded building company and finished to a high standard. There is approximately 2340 sq. ft of accommodation including the garages and utility/boot room. The current owners have improved the property further and created a utility room, added a modern double garage with electric door and landscaped the garden to create a secure private area for all the family. The property is just a few steps away from nature at Pentlows Meadow, ideal for dog walking or exploring with children and set within the centre of a most desirable village, with a strong community presence, Ofsted Outstanding First School, great pubs, early years nursery, woodland and sports facilities. The property has gas central heating, mains drainage, EPC band B and council tax band G.

### Step inside

A warm and inviting entrance hallway with porcelain tiled flooring which continues through to the kitchen diner. A beautiful oak staircase leading up to the first floor and modern cloakroom on the ground floor.

To the left is the family room, a great place for the children to play or perhaps an office for those that work from home. A cosy living room with wood burning stove and large windows and French doors to the rear, leading out to the raised patio area, a wonderful entertaining space for all seasons.

The heart of this home is really the kitchen / sitting/ dining area. Modern and contemporary with floods of natural light from the sash windows. The family can all gather round in one large space with French doors out to the connecting patio from the living room. The single garage/utility/boot room which is just next to the kitchen is a wonderful use of space for all laundry and boot room needs with high quality external access doors.

On the first floor there are two beautiful bedrooms with en-suite shower rooms and two further bedrooms which share the family bathroom; this really is a superb family home and flows effortlessly.

### Step outside

The property offers two parking spaces directly out the front of the property with gorgeous lavender borders which wrap around the entire house. There is a utility and boot room with pedestrian access doors and double garage with app controlled door which previously was a double carport, now a fantastic, secure garage so plenty of parking and storage available along with a fully boarded loft space.

### Location

Set in the most sought-after village of Braughing which is nestled between Puckeridge and Buntingford, many country walks, pubs on the doorstep and a real community welcome.

This fabulous home is less than 3 miles to Puckeridge and Standon villages and 4.2 miles to Buntingford, where there are plenty of first, middle schools and a secondary. There are a variety of lovely pubs, shops and hairdressers to choose from and many restaurants in Buntingford.

Bishops Stortford is a popular choice and just 7 miles from Braughing, a High Street with excellent shopping, restaurants and bowling. An array of Ofsted Outstanding secondary state schools and Bishops Stortford College along with fast trains into London and Cambridge and less than 10 minutes to Stansted Airport terminal.

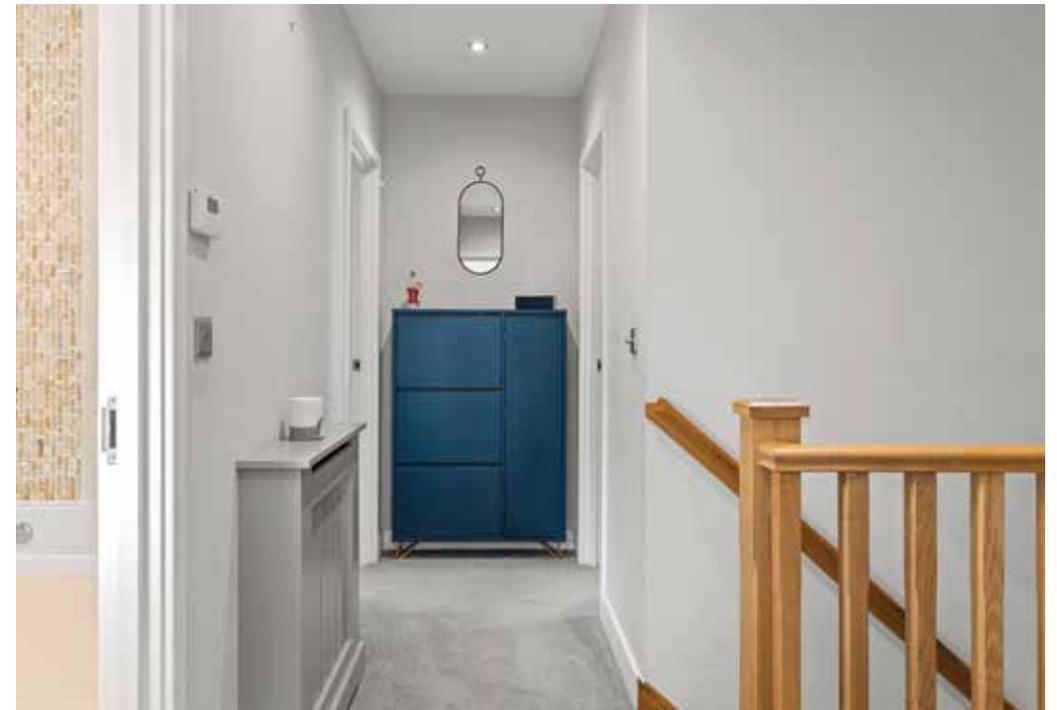
The nearby train stations are Bishops Stortford 7.9 miles, Ware are 8.5 miles and Royston 12.3 miles.

For air travel it is just 12.8 miles to Stansted Airport and 28.7 miles to Luton Airport, and 56 miles to Heathrow Airport.











## 2 PENTLOWS

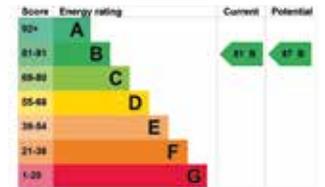
GROUND FLOOR  
1434 sq.ft. (133.3 sq.m.) approx.

1ST FLOOR  
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA: 2340 sq.ft. (217.4 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.



£ 1,100,000



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