



Boormans Meadow
Cromer | Hertfordshire | SG2 7QA

An attractive and well-designed four-bedroom detached family home built in the mid 1980's, with bay windows and high ceilings this home is light and spacious and has been recently upgraded to a high standard to offer this turnkey home. The property is just over 2000 sq. ft. plus a detached garage offering a total floor space of 2323 sq. ft and has plenty of parking for all the family. The garden is the perfect entertaining space with a generous patio, Asado, an Argentinian BBQ and kitchen area and plenty of lawn for the children to play, with green house and views of fields to the rear. This family home is situated in the heart of the countryside in Cromer, surrounded by fantastic walks and pubs and just a few miles to the surrounding towns. There is oil fired central heating, septic tank, council tax band is G, EPC D.

Step Inside

Through the solid wooden front door, you enter the porch with French doors leading you in a most impressive and light entrance hallway. A porcelain tiled flooring flows, grand staircase and high ceilings it is a wonderful welcome home.

There is a study / play area with bay window and wooden flooring, a spacious room that could even be used as a fifth bedroom if needed. A spacious living room with wooden flooring and wood burning stove. This space offers a great entertaining area with bay window and large French doors which lead directly out to the patio area and garden.

The kitchen is modern and contemporary in design with a separate utility room and door to the side, ideal after a lovely dog walk and a cloak room just off the hallway.

For more formal occasions there is a beautiful dining room with bay window, well positioned just across from the kitchen.

The first floor has a most impressive landing with space to hang a feature central light, large walls with architrave for plenty of Art to be placed. There is lots of natural light and the bedrooms are perfectly positioned. The principal bedroom is to the rear with stunning views over the garden, built in wardrobes and generous ensuite shower room. There are a further three good sized bedrooms and a family bathroom.









Step Outside

The front of the property has a detached double garage with parking for plenty of cars on the driveway, nicely set back from the road and surrounded by trees and shrubs creating privacy. A landscaped front garden with steps leading up to a pathway with lawn and flower beds either side. There is a side gate with access to the garden and lighting.

The rear garden offers a large patio area for entertaining with lighting, an Asado, which is an Argentinian BBQ with kitchen area. There is a large lawn with plenty of space for the children to play, surrounded by various tree and shrub borders. There is a green house to the rear of the garden backing on to field, a summer house and shed.

Location

This fabulous home is just 6 miles to Baldock and Stevenage and just 4.8 miles to Buntingford High Street, all lovely places to shop and enjoy a meal or a coffee, and plenty of shops.

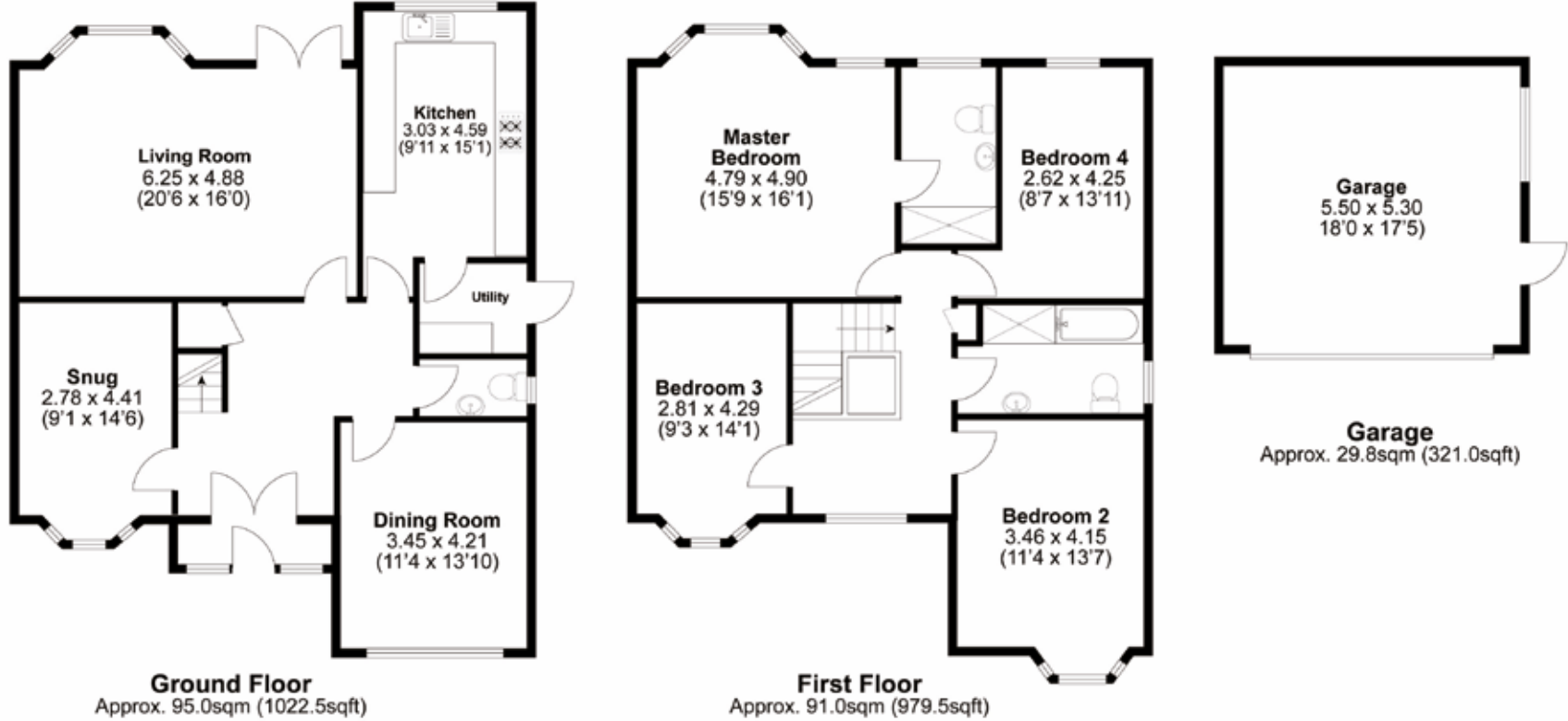
Cromer is a small hamlet in the civil parish of Ardeley in Hertfordshire and surrounded by beautiful countryside, many walks and bridleways and plenty of pubs to walk to. Just 1.6 miles away in Walkern you will find a most useful local shop, Budgens where you can pick up local meat and groceries.

You are surrounded by train stations with Stevenage, the fast train to London just 6.3 miles away, Baldock 6 miles and Royston 11.9 miles away for commuting into London.

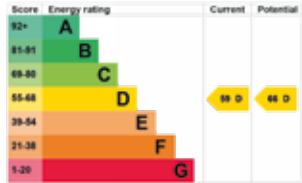
For the frequent flyer it is 18.2 miles to Luton Airport, 22.3 to Stansted Airport and 46.7 miles to Heathrow Airport.



BOORMANS MEADOW



Council Tax Band: G
Tenure: Freehold



TOTAL FLOOR AREA: 2323 sq.ft. (215.8 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.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright ©2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed



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