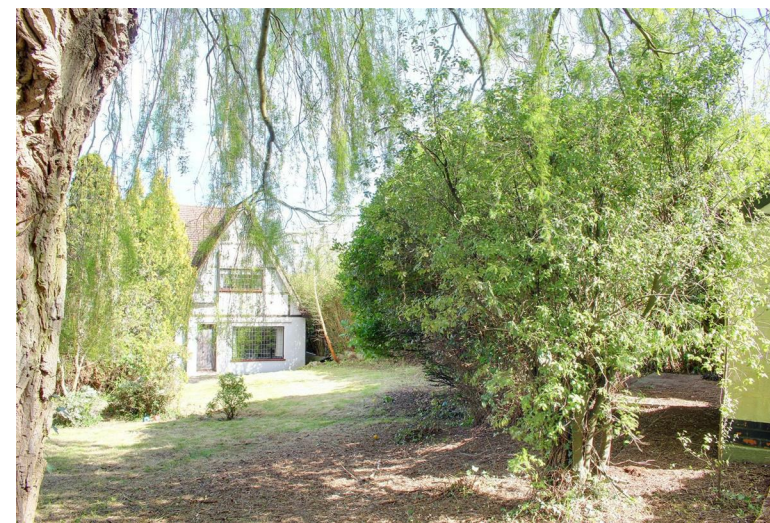




WILLOW COTTAGE, 9 HILL RISE, CUFFLEY EN6 4ED

Guide Price £825,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A character former three bedroom detached family house (1,597 sq. ft) currently arranged as two bedrooms, requiring modernisation with massive scope to extend (subject to usual planning consent). . Accommodation comprises entrance hall, cloakroom, spacious front to back living room with inglenook fireplace, kitchen breakfast room, dining room and utility room. A wonderful split level staircase rises to the first floor leading to two good size bedrooms and two bathrooms. The property is approached by an independent driveway with parking and attached garage with 88ft mature gardens to rear.





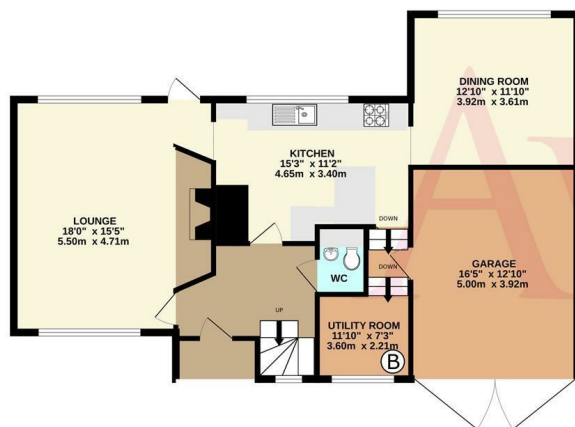
Property Features

- Living Room: 18'0 x 14'5
- Dining Room: 12'10 x 11'10
- Kitchen/Breakfast Room: 15'3 x 11'2
- Utility Room: 11'10 x 7'3
- Garage: 16'5 x 12'10
- Bedroom One: 15'5 x 14'6
- Bedroom Two: 14'3 x 9'10 with Dressing Room
- En Suite Bathroom to Master
- Family Bathroom (formally Bedroom Three)
- Mature Garden: 88ft

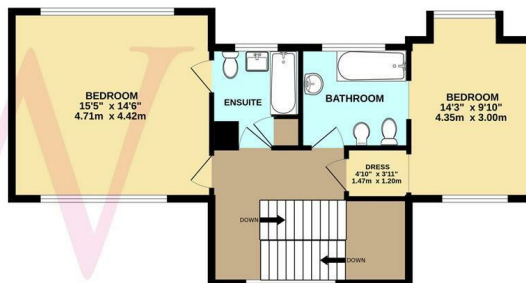
Agents Notes

The property boasts a wealth of character & charm throughout with spacious reception rooms with feature inglenook fireplace and beautiful turning staircase to first floor. Plot size of 0.23 of an acre with 88ft rear garden and frontal width of 52ft. Other features include massive scope to improve or extend (subject to planning consent) with private drive and mature gardens to rear (Chain Free).

GROUND FLOOR
966 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 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. 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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