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Established 1986

Independent Estate Agents and Valuers



52, Ash Meadow, Much Hadham, Hertfordshire, SG10 6DP

Offers invited £350,000

BEING OFFERED AS A CHAIN FREE SALE.

Well located at the end of a cul-de-sac in this sought after village, with views over fields to the front. This well maintained two bedroom terraced house has UPVC double glazing and gas central heating with a recently replaced combination boiler.

The accommodation comprises a fully enclosed entrance lobby, spacious living/dining room, fitted kitchen, two well proportioned bedrooms and a modern shower room. There is a nice front garden and a private rear garden that is paved for low maintenance. An allocated parking space is located in the courtyard to the rear of the property.

The property is located close to the centre of this sought after village and within a short walk of the Londis convenience store. Much Hadham is one of the regions' most desirable villages to live in. It is surrounded by rolling countryside with some splendid rural walks. It has an historic high street, well regarded primary school, health centre, dentist and The Bull Inn, all creating a thriving community. The market towns of Bishop's Stortford and Ware are both within a 10 minute drive and have railway connections to London.

EPC Band D. Council Tax Band D.

Fully Enclosed Reception Lobby

Living/Dining Room

25' x 12'5" max (7.62m x 3.78m' max)

A spacious room which is well lit by double glazed windows to the front and French doors to the rear. Stairs to the first floor. Radiator. TV and telephone points.



Fitted Kitchen

9'6" x 5'3" (2.90m x 1.60m)

Fitted with a range of fitted base and wall cupboards with display lighting and rolled edge work-surfaces which incorporate: Built-in oven and 4 ring gas hob,.

Inset sink unit with mixer tap. Adjacent work surfaces with cupboards and drawers below. Plumbing for washing machine. Ceramic tiled splashbacks. Double glazed window to the rear aspect. Space for upright fridge/freezer.



First Floor Landing

Hatch to loft space which houses the gas fired combination boiler.

Bedroom One

10'5" plus wardrobes x 10'2" (3.20m plus wardrobes x 3.12m)
Fitted wardrobes. Radiator. Double glazed window to the front with view over fields and open countryside.



Bedroom Two

11'5 x 7'1 (3.48m x 2.16m)
Radiator. Double glazed window to the rear aspect.



Modern Shower Room

10'8 x 5' (3.25m x 1.52m)
Re-fitted with a modern white suite and complementary tiling. Large double-width shower cubicle. Low level WC. Vanity unit wash basin with mixer tap and cupboard below. Radiator. Double glazed window to the rear aspect.



Rear Garden

approx 35' (approx 10.67m)
A good sized enclosed rear garden which has been paved for easy maintenance. Gated rear access to the parking area.



Parking Arrangements

To the rear of the property is a parking area where there is an allocated parking space. There is also a provision for visitors parking.

Front Garden

approx 25ft (approx 7.62mft)

Lawn area. Paved path to the front door. Integral utilities/storage cupboard.



View Over Ford & Fields Towards Sidehill Woods

Ash Meadow is set up above Malting Lane where there is an attractive ford and lots of open fields. Close to the property are lots of lovely countryside walks.



LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk

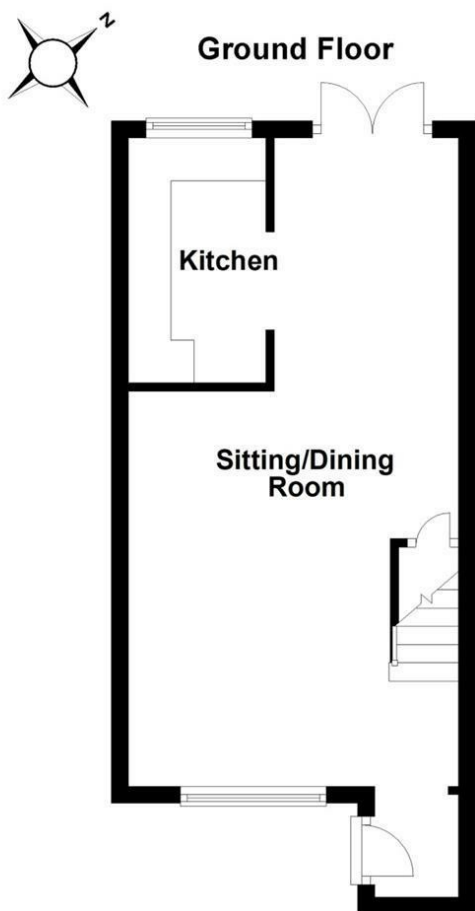
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Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances

or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



APPROX GROSS INTERNAL FLOOR AREA 645 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE