

**3 Bridge Street
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Established 1986

Independent Estate Agents and Valuers



30, Barnfield, Hatfield Broad Oak, Hertfordshire, CM22 7JR

Guide price £535,000

VERY WELL PRESENTED SEMI-DETACHED HOME IN A QUIET LOCATION WITH DRIVEWAY PARKING FOR NUMEROUS VEHICLES AND A LARGE REAR GARDEN.

This extended family home offers immaculate and versatile accommodation. On the ground floor there is a large sitting room with a gas fire, a spacious kitchen/breakfast room, dining room, WC, utility and playroom/5th bedroom. There is potential to easily create a totally independent living space on the ground floor if required. On the first floor there is a large principle bedroom suite with en-suite bathroom, three further bedrooms and a family bathroom.

Outside, there is a large and sunny rear garden which is approximately 100ft deep. A large patio leads onto a well tended lawn which in turn leads to the base of the garden with three useful outbuildings and a greenhouse. To the front there is driveway parking for numerous vehicles.

Hatfield Broad Oak is a pretty and convenient village with facilities including a village store, butchers, JMI school, nursery group, active local church, beautiful village green and many fine country walks. There is easy access to the larger towns of Bishop's Stortford and Harlow, each providing an excellent range of facilities and transport options.

The mainline train stations at each serve London and Cambridge and there is access to the M11 leading to M25 access points. Junction 7a of the M11 is approximately a 10 minute drive.

EPC Rating C / Council Tax Band is D

Entrance Porch

With double glazed door to the front and windows either side.

Large Sitting Room

17'6" x 16'8" (5.34m x 5.09m)

Large reception room with gas fire, Oak flooring, double glazed window to the front, bespoke fitted shelving and cupboards with integrated lighting, stairs to first floor and arch through to;



Kitchen/Breakfast Room

18'3" max x 12'2" (5.58m max x 3.71m)

Spacious kitchen with fitted wall and base units, large central island, space for gas range cooker, space for wine cooler integrated fridge/freezer, integrated dishwasher, integrated fridge/freezer, larder cupboard with light and a large storage cupboard with wall mounted gas fired Viessman boiler.



Dining/Family Room

14'5" x 11'6" (4.41m x 3.51m)

Airy and bright room with views over the rear garden, double glazed windows and doors, two Velux windows, radiator.



Utility Room

10'4" x 9'7" max (3.17m x 2.94m max)

Fitted wall and base units, space for washing machine and tumble dryer, space for fridge, radiator and double glazed window and door to the rear garden.



Ground Floor WC

With WC, basin, radiator and double glazed window to the rear.

Playroom/Bedroom

18'3" x 6'7" (5.58m x 2.03m)

Double glazed window to the front, radiator, bespoke built in shelving and TV/speaker unit.



Secondary Entrance (Annex Potential)

There is a separate front door which provides independent access to the playroom/bedroom, WC and utility which is ideal to utilise the space as an annex.

First Floor Landing

With doors to all rooms and loft access. Airing cupboard housing hot water cylinder.

Bedroom 1

15'11" x 9'8" (4.87m x 2.97m)

Large double bedroom with fitted wardrobes, double glazed window to the front and fitted wardrobes.



En-Suite Bathroom

9'8" x 6'2" (2.97m x 1.88m)

Spacious bathroom with bath, separate and fully tiled shower unit, vanity unit with basin, WC and heated towel rail.



Bedroom 2

12'8" x 9'8" (3.87m x 2.97m)

Double bedroom with double glazed window to the rear, radiator, bespoke fitted wardrobes and dressing table with drawers.



Bedroom 3

12'4" max x 10'2" (3.76m max x 3.11m)

Double bedroom with double glazed window to the front, radiator, fitted wardrobes.



Bedroom 4

9'4" x 7'1" (2.87m x 2.16m)

Double glazed window to the front, radiator and fitted cupboards.



Family Bathroom

Modern suite with bath, WC and basin. Double glazed window to the rear.



Large Rear Garden

Beautiful sunny rear garden which is approximately 100ft deep. There is a large patio leading onto a well tended lawn with flower and shrub borders. The garden is divided into two sections and the area furthest from the house has a shed, large outbuilding and workshop.



Large outbuilding

18'11" x 9'2" (5.78m x 2.81m)

With power and light, this is a versatile space and could be used for storage or it would make a great work from home space or games room.

Workshop

12'4" x 5'11" (3.77m x 1.81m)

With power and light.

Garden Shed

7'7" x 6'7" (2.33m x 2.03m)

With wall mounted storage cupboards, power and light.

Front

To the front of the property there is a large driveway providing off road parking for numerous vehicles.

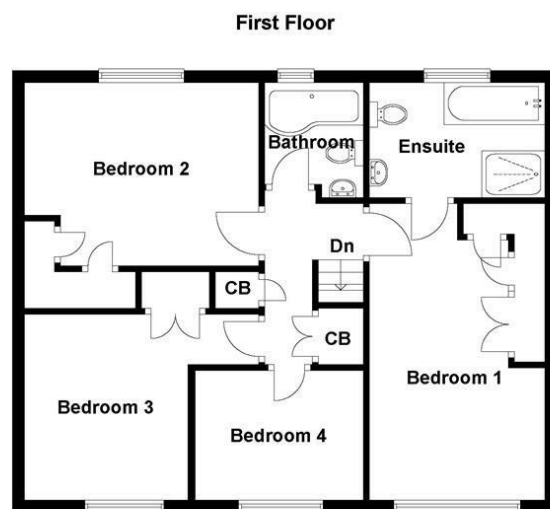
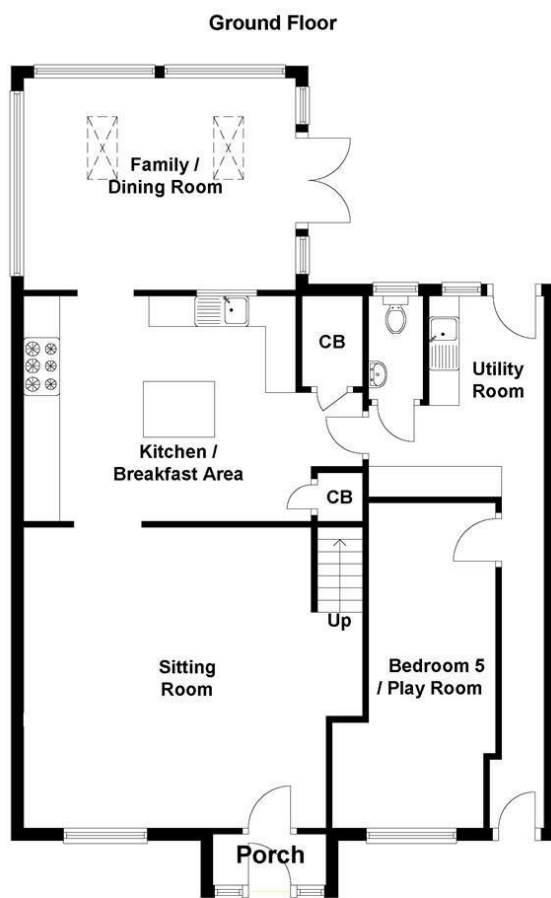
Disclaimer

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.

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
Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.



APPROX GROSS INTERNAL FLOOR AREA 152.9 SQM (1645.80 SQFT)

This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE