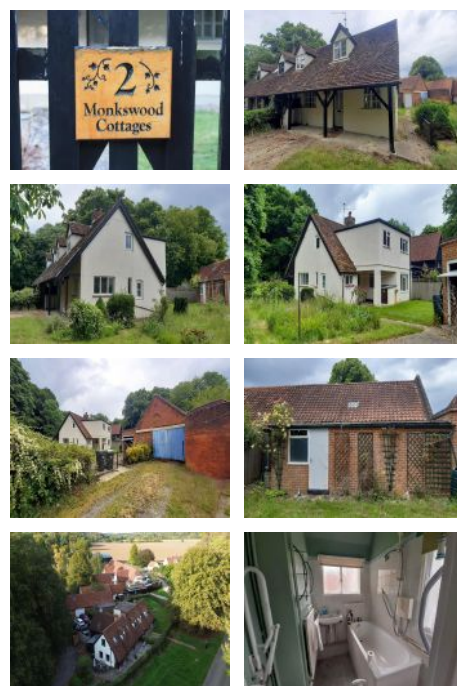




Semi-Detached: Great Hallingbury

**Guide Price
£475,000**

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

2 Monkswood Cottage is an excellent opportunity to acquire a 4 bedroom semi-detached dwelling. The property is located within a desirable location on the edge of Hatfield Forest, overlooking National Trust land and provides an opportunity for a full refurbishment project with scope for conversion of the outbuilding (subject to planning permission).

DETAILS

LOCATION

2 Monkswood Cottage is a nestled on the edge of a small collection of dwellings and buildings at Lodge Farm close to Woodside Green, overlooking National Trust common land.

This semi detached property offers 4 bedroom accommodation and is in need of modernisation and refurbishment.

Bishops Stortford is approximately 3 miles distant with access to mainline

trains at Sawbridgeworth and Bishops Stortford giving excellent access to London and Cambridge. Road access to the M11, A414 and M25 is also convenient.

There are excellent school facilities with Outstanding Ofsted ratings for all ages within easy reach of the property including; Howe Green House, Bishops Stortford High School and St Mary's CofE at Hatfield Broad Oak.

THE DWELLING

The dwelling offers the following accommodation across two floors:

- Kitchen diner
- Lounge
- Utility room
- Bathroom
- 4 bedrooms to the first floor

The property extends to approximately 88 sqm / 947 sqft GIA (in accordance with the EPC assessment).

OUTSIDE

The property is accessed from the highway over National Trust common land and enjoys its own off street parking and garden area surrounded by a mature hedge.

VICTORIAN STABLE BLOCK AND GARAGE

There is a substantial brick garage and store with wooden sliding doors and an up and over door of approximately 64.4 sqm / 693 sqft, offering opportunity for conversion to home office, annex or extension to the living accommodation (subject to planning permission).

LEGAL

ENERGY PERFORMANCE CERTIFICATE

The property lies within EPC band E. A copy of the certificate can be found via this [link](#).

SERVICES

Prospective purchasers must make their own inquiries as to the availability and suitability of the existing services.

Existing electric and water connections are available. The foul drainage is currently shared with the adjoining dwelling and located in adjacent property. The Purchaser will be obliged to install a new shared septic tank within the boundary of the property. Rights to discharge the outfall over the Vendors retained land will be granted. Owners of the neighbouring property (1

Monkswood Cottage) have agreed to share 50% of the cost.

The Purchaser will be granted rights to lay new services over the Vendors adjoining property, if required, for new services.

Gigaclear superfast broadband is available in the vicinity of the property.

ACCESS

Access to the property is from the highway over land owned by the National Trust. The Purchaser will pay a reasonable proportion toward the future maintenance of the track. Further details are available from the selling agent.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to any easements, quasi-easements, wayleaves or rights of way whether mentioned in these particulars or not.

TENURE AND POSSESSION

The property is being offered for sale freehold with vacant possession on completion.

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

Monkswood Cottage, Woodside Green, Great Hallingbury, Great Hallingbury, CM22

Approximate Area = 1053 sq ft / 97.8 sq m

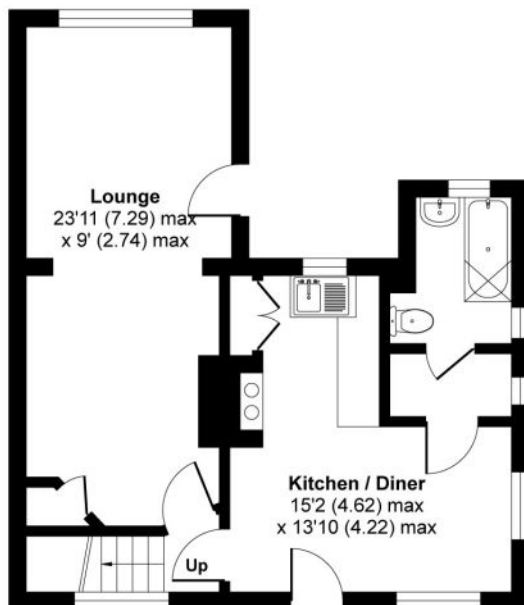
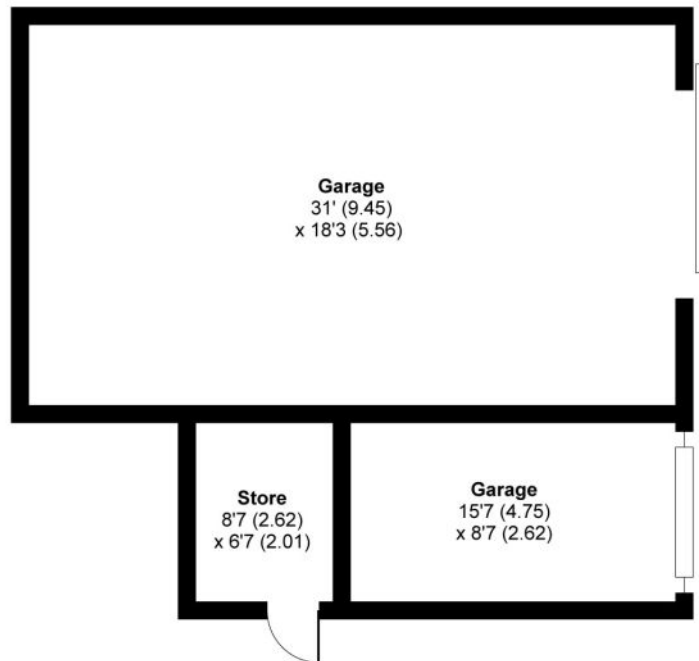
Limited Use Area(s) = 45 sq ft / 4.1 sq m

Garages & Store = 757 sq ft / 70.3 sq m

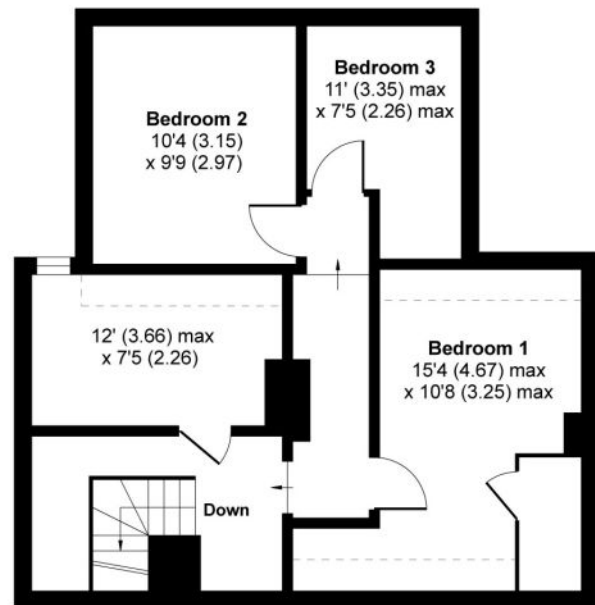
Total = 1855 sq ft / 172.3 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Whirlledge & Nott. REF: 867697