

shepherds

A better home
moving experience



3 Swards Farm Cottages

Brickendon, SG13 8NY

Price Guide £700,000



3 Swards Farm Cottages

Brickendon, SG13 8NY

Price Guide £700,000



Storm Porch:

Covered with front door into:

Entrance Hall:

Stained glass window to front with secondary glazing, radiator, stairs to first floor with cupboard under and doors to:

Living Room:

13'5 x 12'11 (4.09m x 3.94m)

UPVC double glazed window to front, two radiators and coving.

Kitchen:

16'11 x 12'0 (5.16m x 3.66m)

UPVC double glazed window to rear, radiator, floor standing oil fired boiler, breakfast bar, fitted with a range of base and wall units with work surfaces over incorporating single drainer sink unit with mixer tap, tiled splash back, wood panelled walls to half height, built in double oven with separate hob and filter hood over, airing cupboard housing hot water cylinder and doors to:

Walk in Pantry:

12'0 x 3'6 (3.66m x 1.07m)

Opaque UPVC double glazed window to rear, shelving and with potential to convert into a utility room.

Rear Lobby/Utility Area:

Door to garden, tiled flooring, appliance space for fridge freezer and washing machine and door to:

Shower Room:

7'8 x 7'7 (2.34m x 2.31m)

Opaque UPVC double glazed window to rear, extractor, recessed spot lights, fully tiled walls, radiator, low level WC, pedestal wash hand basin with mixer tap, corner shower cubicle with Triton electric shower.

First Floor Landing:

Doors to:

Bedroom One:

17'6 x 12'11 (5.33m x 3.94m)

Dual UPVC double glazed windows to front, radiator, feature fireplace, fitted with a range of built in furniture to include wardrobes, over head cupboards and drawer units. Large storage cupboard.

Bedroom Two:

12'0 x 11'8 (3.66m x 3.56m)

UPVC double glazed window to rear, radiator, feature fireplace, built in shelving and cupboard to recessed, wood panelled walls to half height, built in wardrobes.

Study:

UPVC double glazed window to rear, radiator, wood panelled walls to half height and stairs leading up to:

Loft Room:

24'1 x 20'5 (7.34m x 6.22m)

Skylight to rear, fully boarded and with power and light connected.

Outside:

approx 68'10" x 114'9" (approx 21.0 x 35.0)

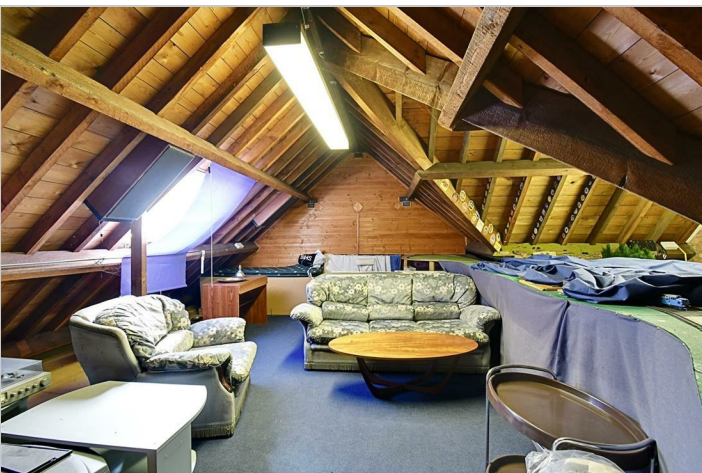
Stunning gardens to rear offering a secluded and peaceful retreat, laid to lawn with well stocked natural borders and housing the oil tank. Paved patio seating area directly to the rear of the house and with a five bar gated access leading to:

Detached Double Garage:

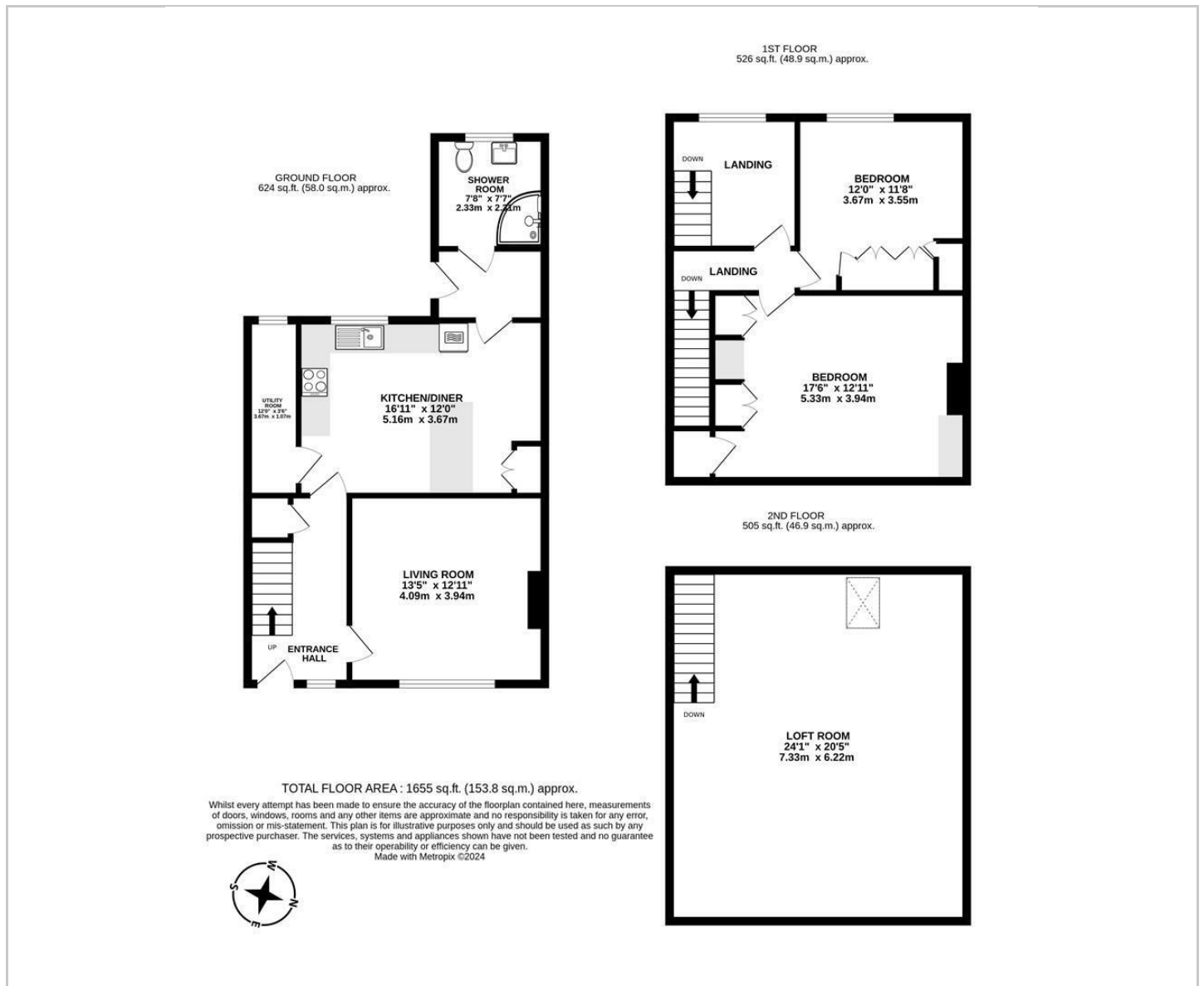
Detached brick built double garage with electric up and over door to front. UPVC double glazed window to side and personal door to outside. Power and lighting connected.

Front:

Cottage style garden laid to lawn and with picket fence to front.



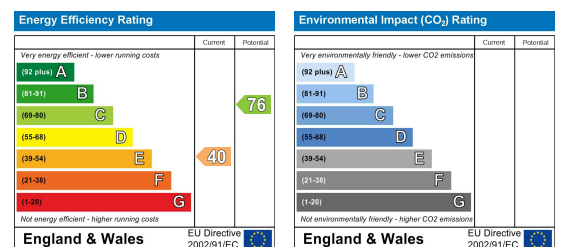
Floor Plan



Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.