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Little Well Cottage

Epping Green, SG13 8NB

Price Guide £825,000



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Entrance Porch:

Front door into:

Entrance Hall:

Window to front, stairs to first floor with cupboard under, radiator, Karndean flooring and doors to:

Living Room:

18'1 x 15'3 (5.51m x 4.65m)

Dual aspect windows to rear and side plus French doors to rear and side into gardens, coving, two radiators, feature brick fireplace with fuel burning stove and stone tiled hearth, built in cupboards and shelving.

Dining Room:

14'8 x 10'11 (4.47m x 3.33m)

Dual windows to front, two radiators, feature fireplace, Karndean flooring, built in cupboards and shelving.

Kitchen/Breakfast Room:

17'11 x 15'3 (5.46m x 4.65m)

Window to rear and door to outside, tiled flooring, radiator, fitted with an extensive range of base and wall units with contrasting work surfaces over incorporating single drainer sink unit with mixer tap, tiled splash backs, appliance space for dishwasher, washing machine and tumble dryer, integrated fridge freezer, built in double oven with separate induction hob and stainless steel extractor hood plus a further sink unit with mixer tap.

Office:

10'11 x 8'7 (3.33m x 2.62m)

Dual aspect windows to front and side, tiled flooring and radiator.

Cloakroom:

Extractor, radiator, low level WC, wall mounted wash hand basin with tiled splash back and Karndean flooring.

First Floor Landing:

Window to front, wooden floor boards, airing cupboard housing hot water cylinder and doors to:

Bedroom One:

18'1 x 17'1 (5.51m x 5.21m)

Dual windows to front and rear, three radiators, recessed spot lights, access to loft space, wooden floor boards, exposed timber beams, built in wardrobes plus further cupboards and door into:

En-Suite Bathroom:

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

Opaque window to rear, fully tiled walls, low level WC, wash hand basin with mixer tap and cupboard under, tile enclosed bath with shower over and folding glass screen, extractor and towel radiator.

Bedroom Two:

14'8 x 6'7 (4.47m x 2.01m)

Dual windows to front, radiator, exposed timber beams and built in wardrobes and shelving.

Bedroom Three:

10'6 x 8'2 (3.20m x 2.49m)

Window to rear, radiator and exposed timber beams.

Family Bathroom:

9'8 x 7'9 (2.95m x 2.36m)

Opaque window to rear, wooden floor boards, low level WC, wooden panel enclosed bath, extractor,

towel radiator, vanity wash hand basin with mixer tap and cupboard under, tiled splash backs and shaver point.

Double Garage:

17'0 x 16'4 (5.18m x 4.98m)

Spacious detached garage split into two levels with electric up and over door to front, power and light connected, personal door to rear into garden and stairs leading to first floor which offers a multitude of uses and currently utilised as a gym. With skylight window to side and feature port hole windows to front and rear and eaves storage cupboard.

Rear Garden:

approx 126'3" x 73'9" (approx 38.5 x 22.5)

The property benefits from stunning gardens to rear predominately laid to lawn which wrap around the property and offer both a timber storage shed to the rear and summer house with power and light connected. There is a large patio to the rear of the house and with outside tap and lighting. Gated access to:

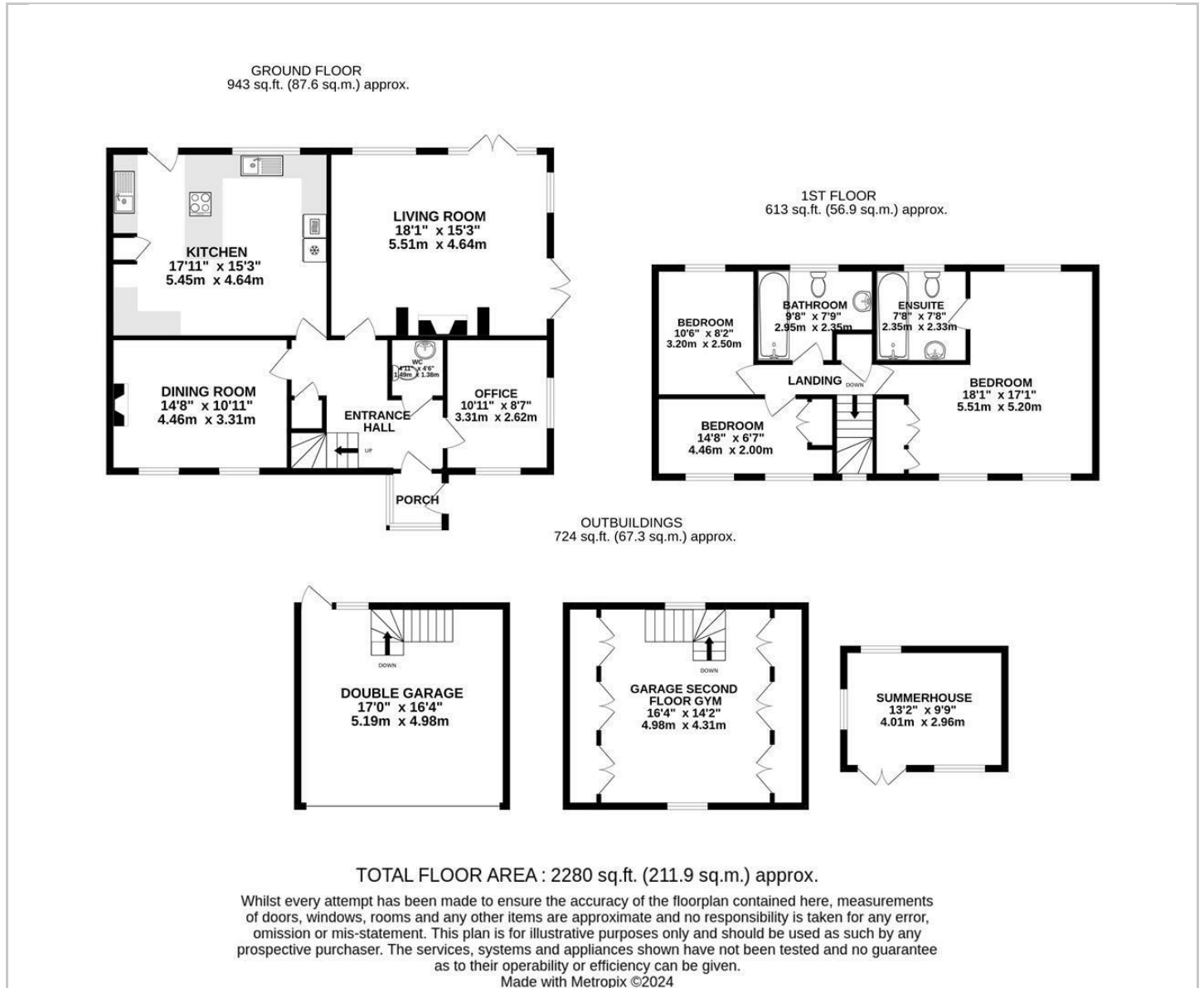
Front:

approx 78'8" x 52'5" (approx 24 x 16)

Beautifully landscaped garden to front laid to lawn with a circular paved patio seating area. Mature and well stocked borders and with driveway providing off street parking for several cars and accessed via a five bar gate.



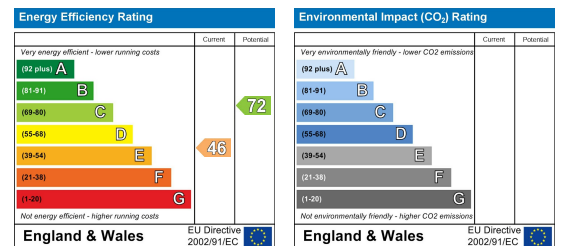
Floor Plan



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



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