

# Alexander Bond & Company

Estate Agents | Property Management



Cannons Meadow, Tewin, Hertfordshire, AL6 0JU

Guide Price £725,000



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# Cannons Meadow

Tewin, AL6 0JU

- Desirable Village Location
- Large Two Storey Side Extension
- Two Bathrooms
- Large Westerly Facing Garden With Outbuildings
- Short Drive to Train Station
- Substantial Versatile Living Accommodation
- Four Good Sized Bedrooms
- Private Off Street Parking
- Close to Open Countryside
- Internal Viewing Highly Recommended

Alexander Bond & Company are delighted to offer for sale the freehold of this well presented spacious four bedroom semi detached house that has been extended to provide versatile family accommodation. There is a two storey side extension that offers the opportunity to have separate living accommodation such as a granny annex. The house itself is offered in good condition with a well equipped kitchen, large living room with dual aspect double glazed windows, downstairs cloak room, dining room and a family room. On the first floors there are four good sized bedrooms and two bathrooms.

Outside to the front there is a driveway providing private off street parking and to the rear is a large westerly facing garden with outbuildings that includes an office and a summer house. **INTERNAL VIEWING HIGHLY RECOMMENDED.**



#### **ENTRANCE HALL**

Access via hardwood front door, built in under stairs cupboard, radiator, wood flooring, stairs off to first floor.

#### **LIVING ROOM**

Georgian style double glazing to front and rear, wood flooring, two radiators, feature fireplace, two wall light points. **17'7" x 10'11" (5.37 x 3.33)**

#### **KITCHEN**

Georgian double glazed window to rear, stainless steel sink unit with drainer and mixer tap, white/grey granite effect work top surfaces, fitted wall and base units with cupboards and drawers, fitted 'Brandt' stainless steel gas hob with electric oven under and stainless steel cooker hood over, white brick effect tiling, plumbing for a dishwasher and washing machine, wood flooring, built in airing cupboard housing lagged hot water tank, stable door opening to: **11'3" x 12'9" (3.45 x 3.9)**

#### **REAR LOBBY**

Double glazed door opening onto rear garden, double glazed window to rear, ceramic tiled floor.

#### **DINING ROOM**

Georgian double glazed window to front, radiator, wood flooring. **13'6" x 10'2" (4.12 x 3.10)**

#### **SIDE LOBBY**

UPVC double glazed door to side, double radiator, wood flooring, stairs to first floor.

#### **CLOAK ROOM**

Opaque double glazed window, pedestal hand wash basin with mixer tap, low level WC, radiator, part tiled walls.

#### **FAMILY ROOM**

Double glazed French doors to rear garden, two Georgian double glazed windows, two radiators, wood flooring, two wall light points.

#### **STAIRS & LANDING**

Georgian double glazed window, access to loft.







#### **BATHROOM**

Opaque double glazed window, fitted panelled bath with mixer tap, low level WC, pedestal hand wash basin, ceramic tiled floor, half tiled walls, radiator.

#### **BEDROOM**

13'6" x 10'2" (4.12 x 3.10)

Georgian double glazed dual aspect windows, double radiator.

#### **SECOND STAIRS & LANDING**

Georgian double glazed window to front, access to loft, wood flooring.

#### **BEDROOM**

10'9" x 12'9" (3.3 x 3.9)

Georgian double glazed window to front, two built in cupboards, range of fitted wardrobes with cupboards over.

#### **BEDROOM**

11'3" x 11'1" (3.45 x 3.38)

Georgian double glazed window to rear, radiator.

#### **BEDROOM**

8'0" x 8'0" (2.46 x 2.44)

Georgian double glazed window to front, radiator, built in cupboard.

#### **FAMILY BATHROOM**

Opaque Georgian double glazed window to front, fitted panelled bath with mixer tap, shower mixer controls and hose attachment, hand wash basin, low level WC, inset ceiling spot lights, fully tiled walls, tiled floor, heated towel rail.

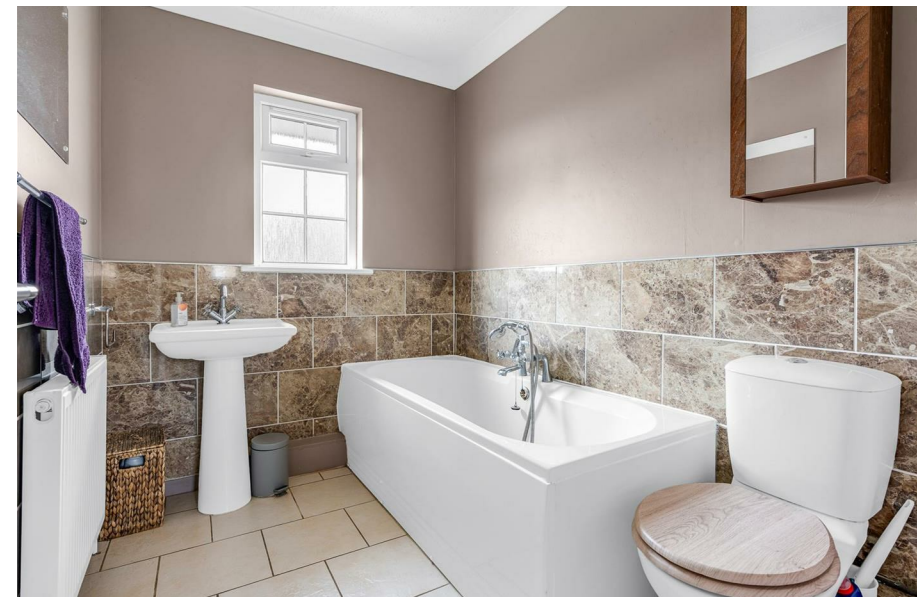
#### **OUTSIDE**

Front: Off street parking, lawn, outside light, gated access to rear garden, hedged border.

Rear: Large westerly facing garden with an extensive patio, established lawn, gated access to side, outside lighting, fenced borders, timbers sheds, office and summer house,

## **Directions**

The picturesque village of Tewin, arranged around two village greens and is nestled between Welwyn Garden City and Hertford is a much sought after and very desirable village. The property is located on the centre of the village, which provides excellent local amenities including a community-owned village store/cafe/post office, two pubs, an historic parish church and a thriving primary school. The nearest railway station is Welwyn North, less than 2 miles away, which provides fast regular services to London King's Cross in just 34 minutes. Access to the A1(M) J6 is only 3 miles away.

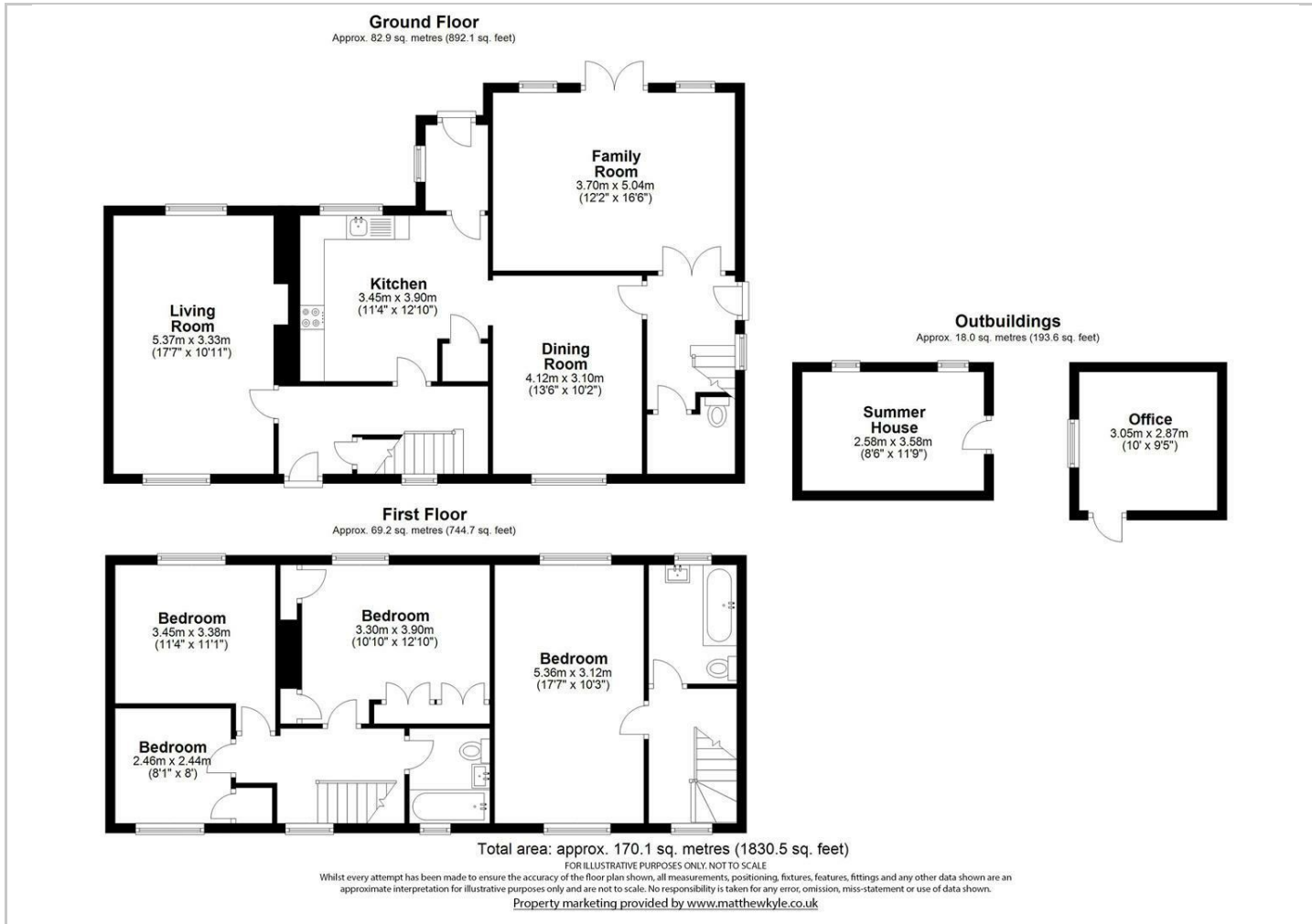








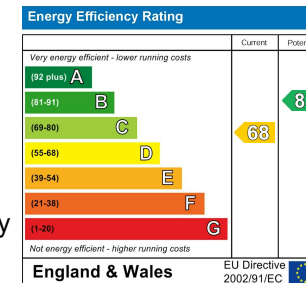
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.