



Wrights Green Lane, CM22 7RE
Little Hallingbury





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Positioned centrally on a spacious 0.85-acre plot, this charming FOUR BEDROOM DETACHED family home offers great potential. Located on Wrights Lane in the sought-after area of Little Hallingbury, the property features a detached garage and a gated driveway that provides ample parking for multiple vehicles. The front garden is generous in size, complementing the home's potential curb appeal. This residence truly beckons for someone to unlock its full potential.

Upon entering, you are welcomed by a porch that leads into the inviting entrance hall. The ground floor boasts a spacious family lounge that overlooks the expansive rear garden, creating a perfect setting for relaxation and gatherings. The kitchen is well-equipped with a range of wall and base units, while a utility room offers added convenience. Additional living spaces include a dining room, a versatile reception room, and a practical cloakroom, ensuring plenty of room for all your needs.

The first floor features four well-proportioned double bedrooms, each with built-in wardrobes, providing ample storage. The family bathroom is fitted with a two-piece suite, and there is an additional separate cloakroom for added convenience. The secluded south-facing rear garden is a highlight of the property, mainly laid to lawn with a patio area ideal for outdoor dining and entertainment.

This home is ideally situated within easy access to the M11 and M25, offering direct links to Stansted, London, and Cambridge. Local primary and secondary schools are within close proximity, making it a perfect choice for families. With its prime location and untapped potential, this property is a fantastic opportunity waiting to be discovered. Don't miss the chance to make this home your own—arrange a viewing today to avoid disappointment.

£670,000



- CHAIN FREE
- DETACHED GARAGE
- AMPLE DRIVEWAY FOR MULTIPLE CARS
- SOUGHT AFTER LOCATION
- IN NEED OF MODERNISATION

Porch

Entrance Hall

Carpeted flooring, single radiator.

Lounge 19'23 x 13'23 (5.79m x 3.96m)

Double glazed windows to the rear aspect, double radiator, carpeted flooring, TV aerial point, power points, double glazed door to side aspect leading to rear garden.

Dining Room 10'57 x 12'38 (3.05m x 3.66m)

Double glazed windows to the rear aspect, double radiator, wood flooring, power point, storage cupboard, power points.

Kitchen 14'68 x 10'89 (4.27m x 3.05m)

Double glazed windows to the rear aspect, laminate flooring, tiled splash backs, a range of wall and base units with flat top work surfaces, space for cooker, drainer unit, boiler, power points.

Utility Room 7'93 x 8'25 (2.13m x 2.44m)

Double glazed windows to the front and rear aspect, double radiator, laminate flooring, a range of base units with roll top work surfaces, drainer unit, plumbing for washing machine, power points, double glazed door to side aspect leading to rear garden.

Reception Room 14'68 x 10'89 (4.27m x 3.05m)

Double glazed windows to front and side aspect, double radiator, wood flooring, phone point, power points.

Cloakroom 5'36 x 3'30 (1.52m x 0.91m)

Double glazed window to the front aspect, tiled splash backs, single radiator, laminate flooring, wash basin with separate taps, low level flush w.c

Bedroom One 15'94 x 12'09 (4.57m x 3.89m)

Double glazed windows to the rear aspect, single radiator, carpeted flooring, built in wardrobes, power points.

Bedroom Two 13'09 x 12'03 (4.19m x 3.73m)

Double glazed windows to the rear aspect, single radiator, carpeted flooring, built in wardrobes, power points, wash basin with separate taps.

Bedroom Three 12'46 x 10'88 (3.66m x 3.05m)

Double glazed window to the side aspect, textured ceiling, single radiator, carpeted flooring, built in wardrobes, power points.

Bedroom Four 8'71 x 12'80 (2.44m x 3.66m)

Double glazed windows to the rear aspect, single radiator, carpeted flooring, built in wardrobes, power points.

• FOUR BEDROOM DETACHED HOUSE

• HUGE POTENTIAL

• SECLUDED REAR GARDEN

• 0.85 ACRE PLOT OF LAND

• POTENTIAL TO EXTEND STPP

Family Bathroom 6'11 x 6'71 (2.11m x 1.83m)

Double glazed window to the side aspect, spotlights, tiled splash backs, single radiator, vinyl flooring, panel enclosed bath with mixer tap and shower attachment, wash basin with separate taps and vanity unit underneath, shaver point.

Separate Cloakroom 5'47 x 3'43 (1.52m x 0.91m)

Double glazed window front aspect, tiled splash backs, single radiator, wash basin with separate taps, low level flush w.c.,.

Rear Garden

Mainly laid to lawn with patio area, side access

Front Garden

Gated driveway for multiple vehicles, mainly laid to lawn.

Location

Commuters:

Trains providing direct links into London can be found at; Sawbridgeworth Rail Station (1.78 miles) , Bishops Stortford Rail Station (2.28 miles)

Access to the M11 via Junction 8 (2.52 miles)

Bus stops:

The closest bus stop can be found; Wrights Green (0.19 miles), The Cock (2.19miles)

Schools:

Primary schools; Little Hallingbury Church of England Voluntary Aided Primary School (0.09 miles), Howe Green House School (0.77 miles)

Secondary schools; The Bishop's Stortford High School (1.71 miles), Leventhorpe (1.79)

Build: Standard Construction

Tenure: Freehold

Flood Risk Low

Parking: Driveway for multiple vehicles.

AGENTS NOTE. Overage Terms will apply to this property. Details are available on request.







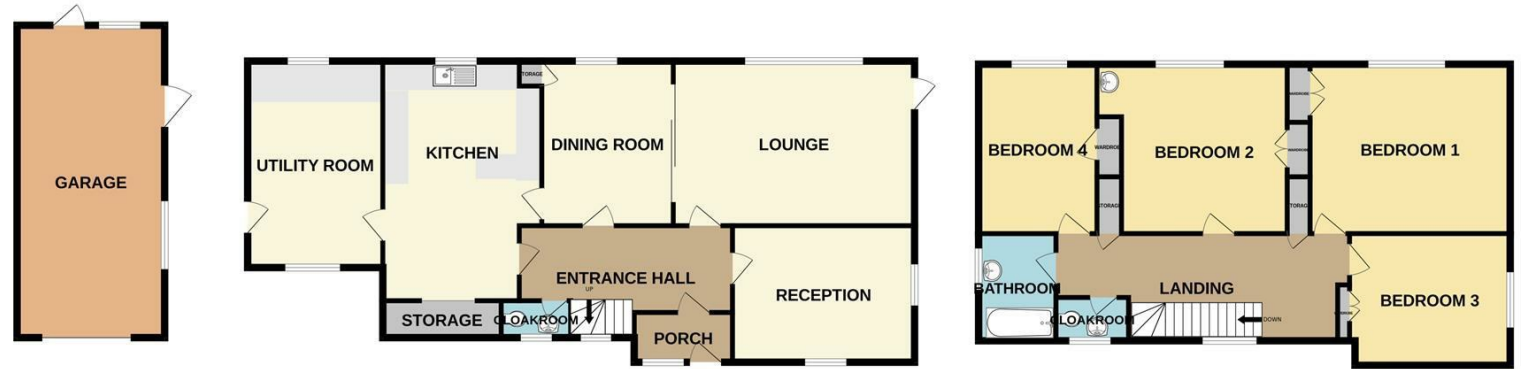


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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