



LITTLE FARDEN

17

SIMPLY HOMES

**Brickendon Lane**

Hertford SG13 8NU

Price Guide £895,000









# Brickendon Lane

## Hertford SG13 8NU

Simply Homes are delighted to bring to the market this charming three bedroom "Arts and Crafts" style Grade-II listed cottage built in 1913, set within the picturesque and popular village of Brickendon. The cottage provides beautifully presented accommodation offering three bedrooms and a bathroom on the first floor with two reception rooms, a beautiful bespoke fitted kitchen, utility room and recently refitted shower room on the ground floor. The rear gardens are just fantastic with views of the Hertfordshire Countryside beyond. There is a private access road which leads to a gated driveway with plenty of parking and the double garage with storeroom above that could easily be converted for use as a home office.

On arrival its difficult not fall in love with what is on offer here. The entrance hallway leads to both reception rooms and staircase to the first floor. The lounge is generous in size and enjoys both front and rear views. A log burning stove with black granite hearth adds to the cosy, country feel of the cottage as does the polished wood flooring. The dining room is also of a generous size and enjoys an attractive outlook to the front of the property, a chimney breast and polished wood flooring. The luxurious shower room is off a small lobby and has been attractively refitted by the present owners with large shower cubicle, WC, heated towel rail and hand wash basin with vanity unit below, wood flooring and tiled in white metro style wall tiles. The entire home has had newly fitted secondary glazing with a 10-year guarantee.

The kitchen enjoys a lovely outlook over the gardens and beyond with windows to the side and bespoke sliding patio doors with vaulted ceiling to the rear with exposed beams. The kitchen is the hub of the home and has been beautifully fitted with a range of base and wall storage units with stylish light granite worktops, sink with flexi mixer tap and separate hot tap. There is also a Rangemaster double oven with splash back.











**- Ground Floor -**

**Entrance Hallway**

**Living Room** 18'4" x 11'7" (5.60m x 3.55m)

**Dining Room** 15'3" x 9'9" (4.66m x 2.98m)

**Inner Hallway**

**Shower Room**

**Kitchen** 21'11" x 10'4" (6.69m x 3.16m)

**Utility** 7'8" x 5'3" (2.36m x 1.62)

**- First Floor -**

**Landing**

**Bedroom One** 16'6" x 13'3" (5.05m x 4.06m)

**Bedroom Two** 14'1" x 11'6" (4.31m x 3.52m)

**Bedroom Three** 11'1" x 9'5" (3.40m x 2.89m)

**Family Bathroom**

**- Exterior -**

**Front Garden**

**Rear Garden**

**- Outbuilding -**

**Double Garage** 18'8" x 19'4" (5.70m x 5.90m)

**Storage** 14'11" x 14'7" (4.55m x 4.46m)











**Ground Floor**

Approx. 69.1 sq. metres (743.4 sq. feet)



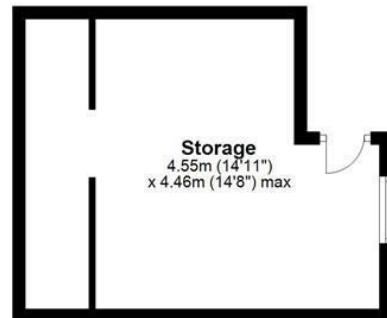
**First Floor**

Approx. 56.8 sq. metres (611.5 sq. feet)



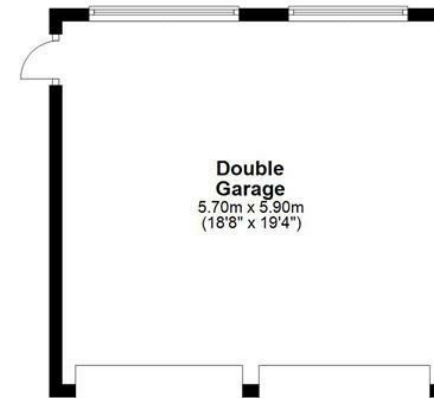
**Outbuilding First Floor**

Approx. 22.7 sq. metres (244.0 sq. feet)



**Outbuilding Ground Floor**

Approx. 33.6 sq. metres (362.0 sq. feet)



Total area: approx. 182.2 sq. metres (1960.8 sq. feet)













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