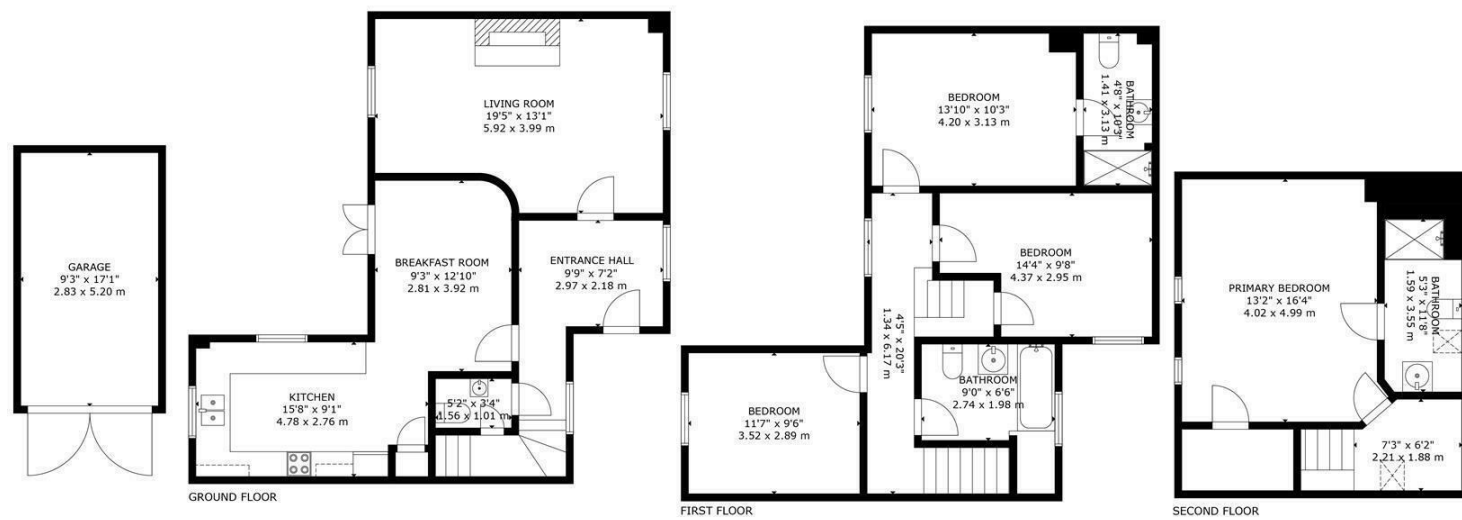


## THE OLD BREWERY, FURNEUX PELHAM

Total Approximate Internal Area: 156m sq/ 1674 sq ft



EXCLUDED AREA: GARAGE: 15 m<sup>2</sup>/158 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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## THE OLD BREWERY, VIOLETS LANE, FURNEUX PELHAM, BUNTINGFORD, HERTFORDSHIRE

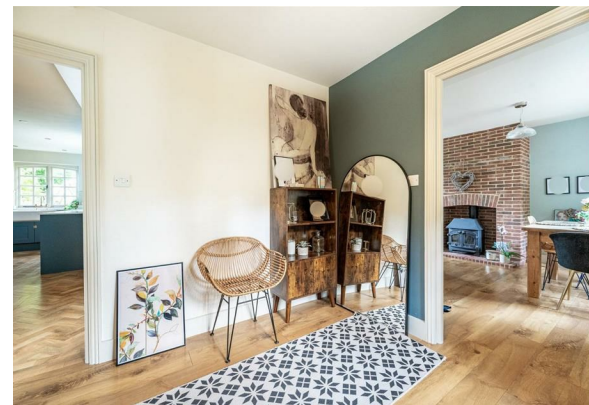
### OFFERS OVER £630,000





## THE OLD BREWERY, VIOLETS LANE FURNEUX PELHAM BUNTINGFORD

Located in "The Old Brewery" development in the highly regarded village of Furneux Pelham is this spacious four bedroom town house boasting stunning views open countryside. The ground floor accommodation comprises:- living room, kitchen/breakfast room, cloakroom and entrance hall. On the first floor are three bedrooms with en-suite to bedroom two and a family bathroom. On the second floor is a principal bedroom with en-suite. Externally the property boasts a landscaped garden, single garage and parking for three vehicles.







**En-Suite**

Velux window to front aspect, enclosed shower with glass enclosure, wash hand basin with pedestal, W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights.

**Garden**

To the rear of the property is a patio area leading to the remainder lawn backing onto open countryside.

**Single Garage With Parking**

To the front of the property is a single garage with up & over door. To the front of the garage is a parking space with an additional two allocated spaces.

- Four Bedrooms
- Characterful Town House
- Single Garage With Parking For Three Vehicles
- Landscaped Garden
- Countryside Views
- Living Room
- Kitchen/Breakfast Room
- Cloakroom
- Two En-Suites & Family Bathroom
- Walking Distance To "The Brewey Tap" Public House

**Entrance Hall**

Double glazed window to front aspect, radiator, power points, stairs rising to the first floor landing, doors to.

**Cloakroom**

W.C., wash hand basin with pedestal, wood effect flooring, extractor fan, understairs storage cupboard.

**Living Room**

19'5" x 13'1" (5.92m x 3.99m)

Double glazed windows to multiple aspects, feature brick fireplace with inset wood burning stove, two radiators, wood effect flooring, T.V point, power points.

**Breakfast Room**

12'10" x 9'3" (3.91m x 2.82m)

Double glazed French doors leading to the rear garden, herringbone style flooring, radiator, power points, opening to.

**Kitchen**

15'8" x 9'11" (4.78m x 3.02m)

Double glazed windows to multiple aspects, base and eye level units with Quartz working surfaces over, inset twin Butler sink, integrated dishwasher, integrated fridge/freezer, integrated washing machine, space for Range style cooker, inset spotlights, feature lighting, herringbone style flooring, part tiled walls, power points.

**First Floor Landing**

Double glazed window to rear aspect overlooking open countryside, radiator, power points, stairs rising to the second floor, doors to.







**Bedroom Two**

13'10" x 10'3" (4.22m x 3.12m)

Double glazed window to rear aspect with views over open countryside, radiator, power points, door to.

**En-Suite**

Enclosed shower cubicle with glass enclosure, wash hand basin with pedestal, W.C, heated towel rail, inset spotlights, extractor fan, part tiled walls, tiled flooring.

**Bedroom Three**

14'4" x 9'8" (4.37m x 2.95m)

Double glazed window to side aspect, radiator, power points.

**Bedroom Four**

11'7" x 9'6" (3.53m x 2.90m)

Double glazed window to rear aspect with views over open countryside, radiator, power points.

**Family Bathroom**

Double glazed opaque window to front aspect, enclosed bath with mixer taps & shower attachment, W.C, wash hand basin with pedestal, heated towel rail, herringbone style flooring, inset spotlights, extractor fan, part tiled walls.

**Second Floor Landing**

Door to.

**Principal Bedroom**

16'4" x 13'2" (4.98m x 4.01m)

Two Velux windows to rear aspect with views over open countryside, radiator, power points, door to.

