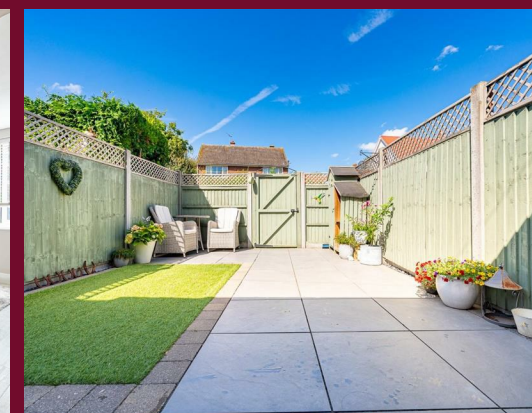


# DANIEL BREWER

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**BROAD STREET GREEN, HATFIELD BROAD OAK, BISHOP'S STORTFORD**

**OFFERS OVER £350,000**

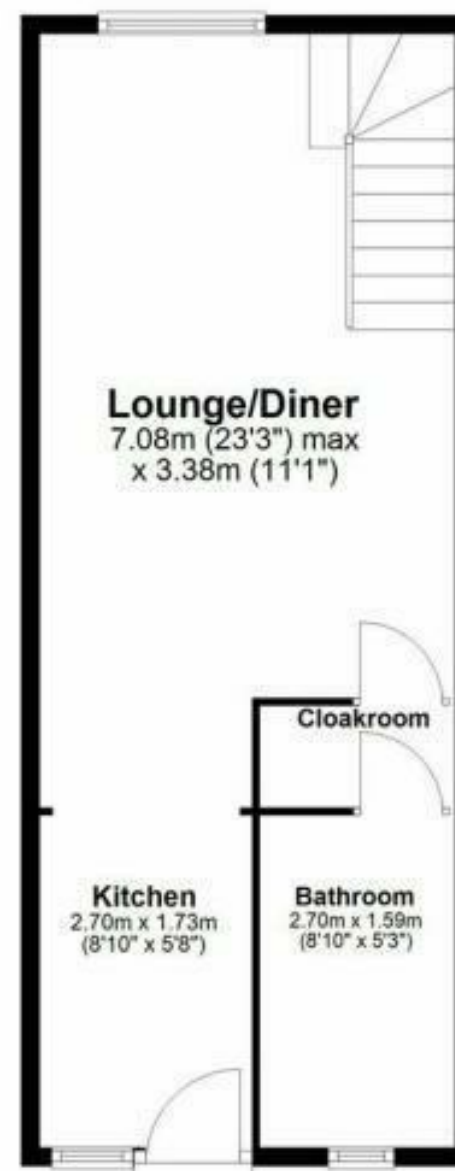


**BROAD STREET GREEN  
HATFIELD BROAD OAK  
BISHOP'S STORTFORD**

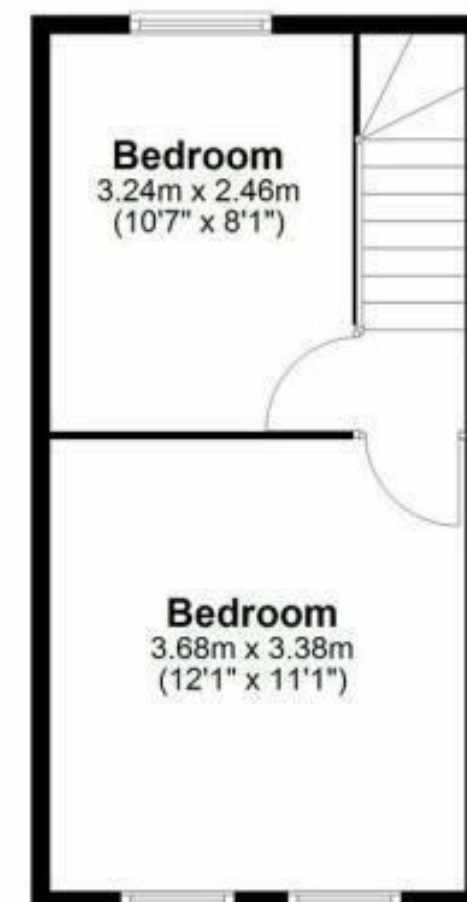
Located in the thriving village of Hatfield Broad Oak is this immaculate two double bedroom character cottage boasting a single garage with driveway parking. The ground floor accommodation comprises a modern open plan living layout consisting of a kitchen area, dining area and lounge area. The ground floor further benefits from an inner lobby area and family bathroom. On the first floor are two double bedrooms. Externally the property further boasts an enclosed courtyard garden.



**Ground Floor**  
Approx. 31.9 sq. metres (343.7 sq. feet)



**First Floor**  
Approx. 23.5 sq. metres (253.3 sq. feet)



**Total area: approx. 55.5 sq. metres (597.0 sq. feet)**



**Kitchen**

8'10" x 5'8" (2.69m x 1.73m)

UPVC double glazed single door to the front garden, UPVC double glazed window to front aspect, base and eye level units with Granite working surface over, inset sink with drainer unit & mixer taps, inset oven, four ring induction hob, inset wine cooler, space for fridge/freezer, wood effect flooring, power points, inset spotlights, opening to.

**Lounge/Dining Room**

8'10" x 11'6" (2.69m x 3.51m)

UPVC double glazed window to rear aspect, feature brick fireplace, full height radiator, wood effect flooring, power points, T.V point, stairs rising to the first floor landing, door to.

**Inner Lobby**

Storage area, door to.

**Bathroom**

UPVC double glazed opaque window to front aspect, enclosed bath with mixer taps, separate shower over, enclosed shower with glass enclosure, wash hand basin with vanity unit below, W.C, heated towel rail, wall mounted vanity mirror, fully tiled, inset spotlights, extractor fan.

**First Floor Landing**

Doors to.



- Two Double Bedrooms
- Mid Terrace Cottage
- Single Garage With Driveway
- Enclosed Courtyard Garden
- Sought After Village Location
- Well-Presented Throughout
- Open Plan Living Layout
- Family Bathroom





**Bedroom One**

12' x 12' (3.66m x 3.66m)

UPVC double glazed windows to front aspects, built-in wardrobes, feature cast iron fireplace, inset spotlights, radiator, T.V point, power points.

**Bedroom Two**

11' x 8'8" (3.35m x 2.64m)

UPVC double glazed window to rear aspect, a range of fitted wardrobes, radiator, inset spotlights.

**Single Garage With Driveway**

Window to rear aspect, power points, pitched roof for storage, up & over door. To the front of the single garage is parking for two vehicles.

**Garden**

To the front of the property is an enclosed front garden which is mainly porcelain patio with the remainder artificial lawn. Access is granted via a timber gate with secure lock.

