



The Old Stables, Old Church Lane, Thundridge

SG12 0TA

Offers Invited £585,000



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## The Old Stables Old Church Lane, Thundridge, SG12 0TA

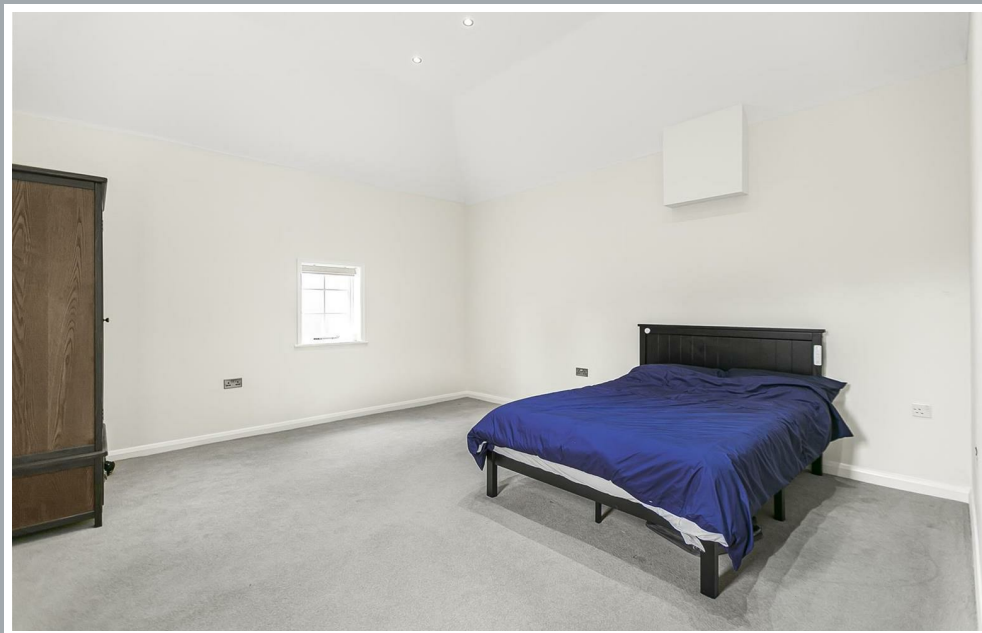
**\*\* OFFERED CHAIN FREE\*\*** Steven Oates are delighted to offer this rare opportunity to purchase this stunning two-bedroom detached stable conversion which is perfectly positioned on this quiet lane in the popular village of Thundridge. Converted approximately 17 years ago, this unique home has been finished to a high standard and benefits from being lovingly re-decorated throughout. This charming property is deceptively spacious with the accommodation including an impressive lounge with a vaulted ceiling, two generous size bedrooms, brand newly fitted shower room and an impressive 'county style' open plan kitchen with plenty of storage space and rangemaster cooker. Externally, the property faces south offering a sunny courtyard garden which has been recently landscaped. There is also two brick built storage sheds, and plenty of driveway parking for three vehicles. The current owner has also partially converted the garage in to a useful workshop/office.

Thundridge is located 26 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10, A414 and A602. The village offers a convenience store and café, public house, village hall, primary school plus Hanbury Manor Golf and Country Club. Ware is only a short drive away with its bustling High Street and additional amenities. The River Rib runs through the village and there are scenic walks towards Hertford to the West and Ware to the South. Ware's mainline station is located approximately 2.5 miles from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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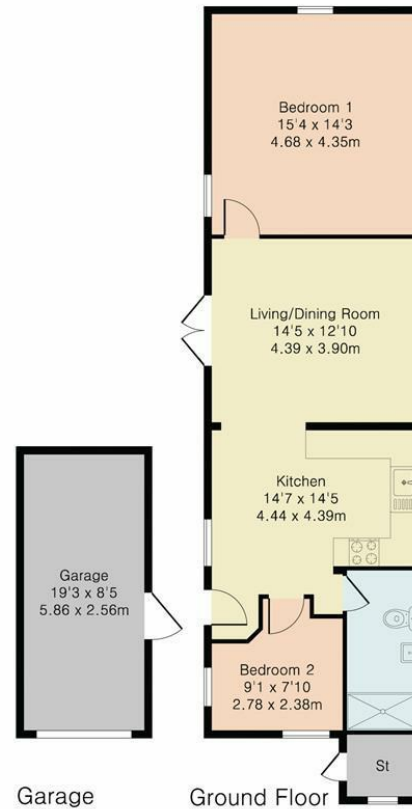
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**Approximate Gross Internal Area 902 sq ft - 84 sq m**

Ground Floor Area 741 sq ft – 69 sq m

Garage Area 161 sq ft – 15 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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