

HUNTERS[®]

HERE TO GET *you* THERE



Kingswick

Cromer, Stevenage, SG2 7QA

Asking Price £675,000



Council Tax:



Welcome to this charming detached bungalow located in the tranquil Hertfordshire hamlet of Cromer, Stevenage. This lovely property boasts three bedrooms, one bathroom, a spacious kitchen and reception room.

Situated in a peaceful area, this bungalow offers extensive countryside views, providing a serene and picturesque backdrop to everyday life. The property also benefits from having permitted development for a single-storey side and rear extension, along with a detached garage, offering the opportunity to further enhance and customize the space to suit your needs.

One of the standout features of this property is the fact that it comes with no onward chain.

Don't miss out on the chance to own this delightful bungalow. Embrace the tranquillity of countryside living and create your own slice of paradise in this wonderful home.



The property

- Cromer is a quiet hamlet in the Hertfordshire countryside between Stevenage and Buntingford on the B1037 road between these two towns.
- The property has extensive views of the countryside to the east and west and sits opposite Cromer Farm.
- The bungalow is presently unoccupied and is 'chain free'
- The three-bedroom detached bungalow was built in circa 1946. The plot size is circa 1/3 acre (circa 41 metres deep x 29 max metres wide) with lawns, an established orchard of mature fruit trees (apple, pear, plum, greengage, damson), a small vegetable plot and is ideal for occupants who love gardening and the countryside with superb views.
- The property is available for immediate occupation and ideal for alteration, modernisation and extension.
- Site potential – Having Permitted Development for a 'Replacement detached garage, single storey side and rear extensions and front porch' (App. No: 3/24/1003/CLPO) has been obtained on 11 June 2024 and was based upon Full planning Consent (lapsed – App. No: 3/13/1755/FP).
- Broadband 'Fibre to the Premises' (FTTP) is connected.
- The bungalow consists of 3 double bedrooms, living room, kitchen, bathroom and separate WC and construction of:
 - Pitched, tiled roof
 - Insulated cavity wall construction
 - Double glazed UPVC framed windows and side door
 - Part suspended timber and part solid ground floor
 - Oil fired central heating
 - Cesspit drainage

- Public transport links – Cromer is within easy reach of the railway stations of:

- Stevenage (to London Kings Cross – circa 20 mins, Cambridge and the North and to London Liverpool Street via Hertford North station)

- Hertford North (to London, Stevenage, Cambridge and to the North)

- Hertford East (to London and Liverpool Street)

- Stations at Baldock and Ashwell (to London and Cambridge)

- Cromer is served by an 'on demand' bus service serving all the villages within these towns: Stevenage, Bishops Stortford, Royston, Hitchin, Letchworth, Ashwell, Welwyn Garden City, Baldock and Hertford via Walkern or Stevenage.

- Cromer has easy access to a network of public footpaths to the North, Southeast and West of the hamlet.

- A church Primary School is located circa one mile from Cromer in the pretty village of Ardeley and other schools are situated in nearby towns and villages.

- A very good local shop is located circa one and a half miles away in Walkern.

- EPC – E53, potential B81

- Viewings by appointment only.

Bedroom One

11'10 x 10'11 (3.61m x 3.08.15m)

Bedroom Two

10'7 x 9'11 (3.23m x 3.02m)

Bedroom Three

10'11 x 9'11 (3.33m x 3.02m)

Lounge

15'5 x 10'11 (4.70m x 3.33m)

Kitchen

14'4 x 10'1 (4.37m x 3.07m)

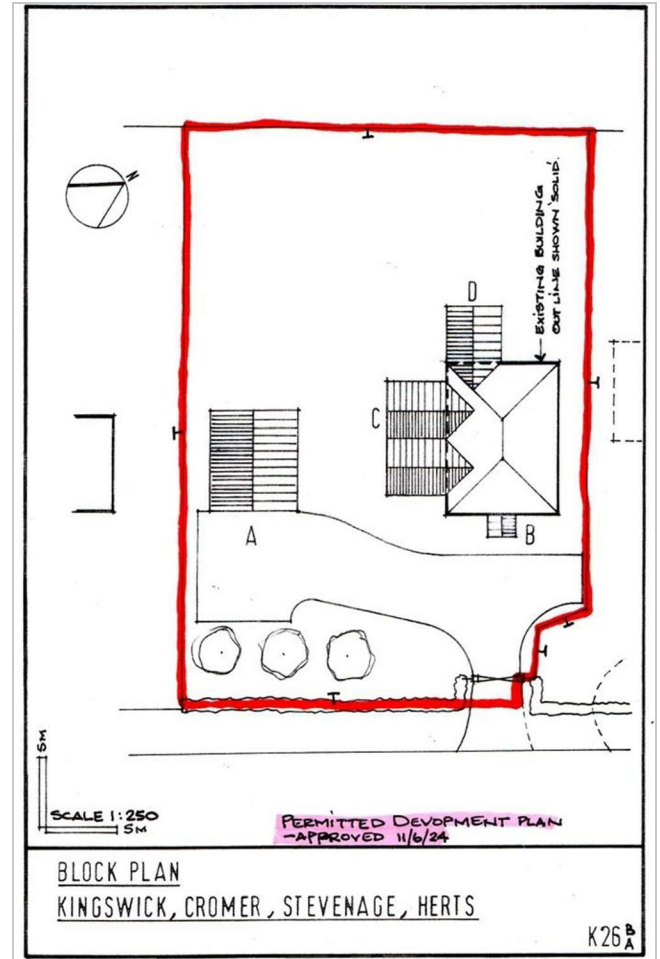
Bathroom

7'2 max x 6'4 max (2.18m max x 1.93m max)

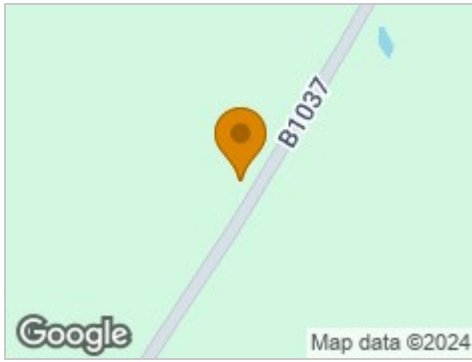
Cloakroom

Agents Note

Please see agents notes regarding planning consents and permitted development. Also red edged plan showing boundaries and site potential.



Road Map



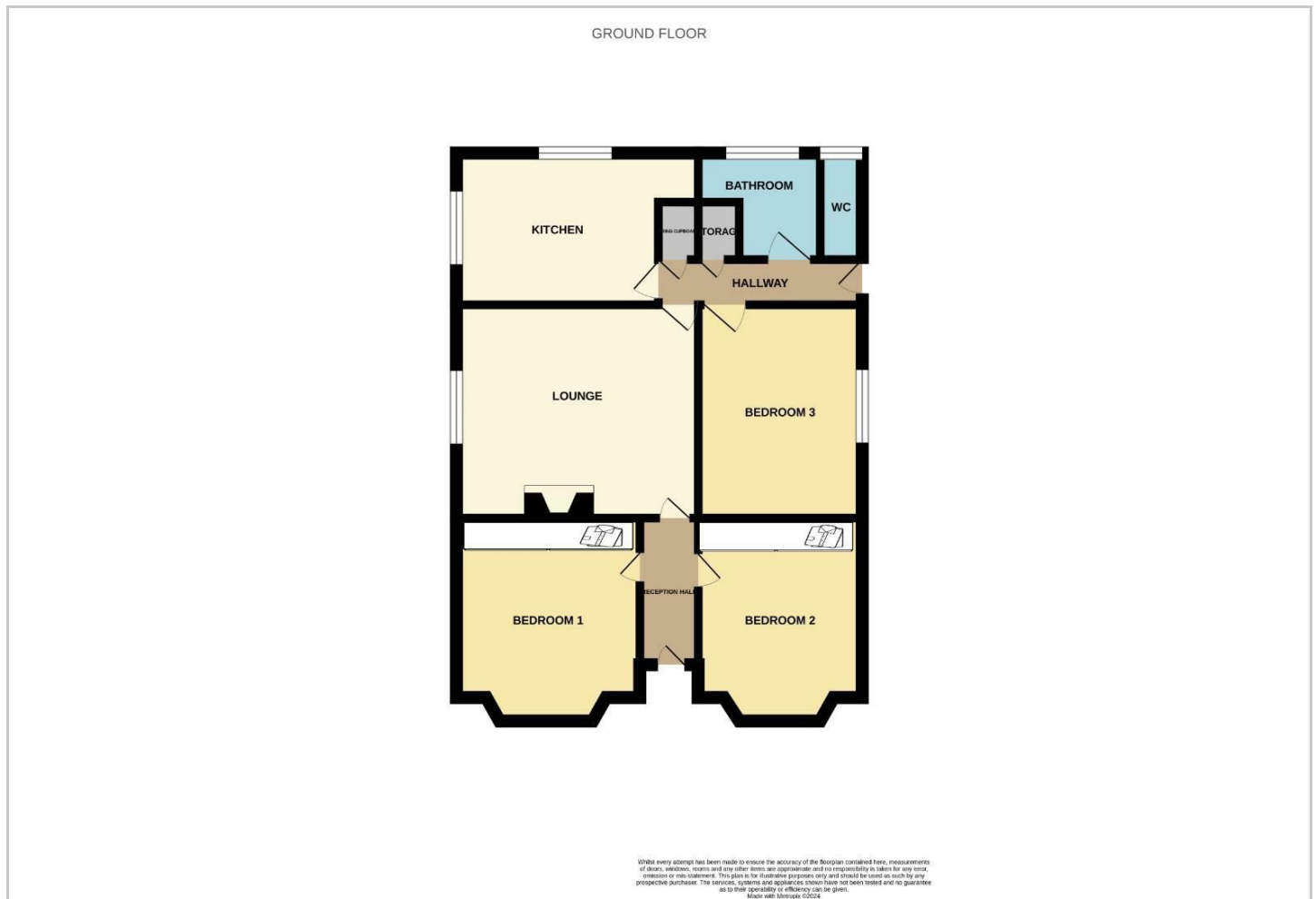
Hybrid Map



Terrain Map



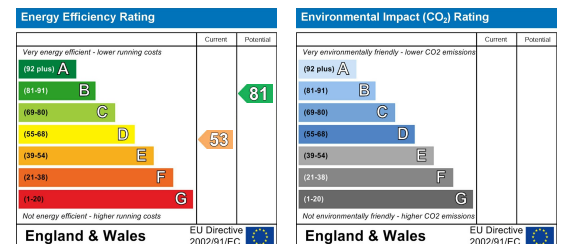
Floor Plan



Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.