



Haymead End | Throcking Road | Cottered | SG9 9RA  
Asking Price £999,995



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

58a High Street, Buntingford, Herts, SG9 9AH

T 01763 272605

E [enquiries@chrisdellar.co.uk](mailto:enquiries@chrisdellar.co.uk)

[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)

## Throcking Road | Cottered | SG9 9RA

This large family home is located within the pretty village of Cottered, and offers accommodation to include four bedrooms, dressing area & en-suite to the master bedroom in addition to a family bathroom. On the ground floor there are four good size reception rooms (one with brick-built fireplace & log burner), a large kitchen and separate utility room plus a downstairs cloakroom. Further benefits include double glazed windows, lots of fitted storage, large single garage and sizeable driveway providing parking for several vehicles. VIEWING HIGHLY RECOMMENDED!

### Paved Pathway

Leading to:

### Covered Porch

Courtesy light. Substantial wooden front door with obscure glass side panels leading to:

### Reception Hall

L-shaped hallway with wood laminate flooring. Storage cupboard. Radiator. Stairs leading to first floor. Doors off.

### Cloakroom/WC

Wooden framed double glazed window to front with obscure glass. White suite comprising large wash hand basin and low flush WC. Radiator. Tiled splashback. Extractor fan. Wall mounted vanity cupboard with mirror and light.

### Living Room

**22'1 x 13'8 (6.73m x 4.17m)**

Offering triple aspect. Dual aspect wooden framed double glazed windows to front and side. TV aerial point. Two radiators. Four wall lights. Brick-built fireplace with log burner. French doors to rear garden.

### Study

**12'2 x 8'9 (3.71m x 2.67m)**

Wooden framed double glazed window to front. Radiator.

### Dining Room

**11'1 x 12'6 (3.94m x 3.81m)**

Wooden framed double glazed window to rear. Large serving hatch to kitchen. Radiator. French doors to rear garden.

### Kitchen

**16'0 x 10'0 (4.88m x 3.05m)**

Wooden framed double glazed window to rear. Large range of wall & base units incorporating work surfaces with inset one & a half bowl sink unit and mixer tap. Tiling to splashbacks. Space for under-counter fridge/freezer. Cooke & Lewis four ring induction hob with extractor over. Integrated Cooke & Lewis double oven/grill. Space & plumbing for dishwasher. Inset downlights. Radiator. Vinyl floor covering.

### Utility Room

**9'9 x 9'7 (2.97m x 2.92m)**

Dual aspect with wooden framed double glazed windows to side & rear. Space & plumbing for washing machine and space for tumble dryer. Vinyl floor covering. Radiator. Double glazed door leading to garden.

### Family Room

**18'7 x 11'6 (5.66m x 3.51m)**

Dual aspect with wooden framed double glazed windows to side & front aspect. Four wall lights. TV aerial point. Radiator.

### First Floor Landing

Airing cupboard with water tank and shelving. Wall light. Radiator. Access to loft space.

### Bedroom One

**22'3 x 9'11 (6.78m x 3.02m)**

Wooden framed double glazed windows to rear aspect. Under-eaves storage space Radiator. Open to:

### En-Suite Dressing Room

Fitted wardrobes. Radiator.

### En-Suite Bathroom

Wooden framed double glazed window to front with obscured glass. White suite comprising panel enclosed bath with mixer tap & Triton electric shower over and folding shower screen, pedestal wash hand basin with mirror & light over and low level WC. Tiling to dado height. Electric shaver point. Vinyl flooring. Extractor fan. Radiator.

### Bedroom Two

**15'8 x 13'8 (4.78m x 4.17m)**

Wooden framed double glazed windows to front & rear aspects. Two fitted wardrobes plus under-eaves storage space. TV aerial point. Single wash hand basin with tiled splashback. Two radiators. Access to loft space.

### Bedroom Three

**12'10 x 10'9 (3.91m x 3.28m)**

Wooden framed double glazed window to rear. Eaves storage space. Radiator.

### Bedroom Four

**12'6 x 9'9 (3.81m x 2.97m)**

Wooden framed double glazed window to rear. Under eaves storage space. TV aerial point. Radiator.

### Family Bathroom

Wooden framed double glazed window to front aspect with obscured glass. Tiling to dado height. Suite comprising panel enclosed bath, low level WC and wash hand basin with mirror & light over. Fully tiled corner shower cubicle with Aqualisa shower. Wall mounted mirrored vanity cupboard. Vinyl flooring. Extractor fan. Radiator.

### Front Garden

Large front garden laid to lawn with a variety of trees, hedges and shrubs. Dual gated side access to rear garden.

### Driveway

Single driveway providing parking for several vehicles, and leading to:

### Single Garage

With electric door, light & power connected. Personal door to rear garden.

### South Facing Rear Garden

Mature lawn with pergola and pathway to side. Patio area with door to rear of garage. Outside lighting and garden tap. Raised flower beds and mature trees/shrubbery.

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.





First Floor



Ground Floor

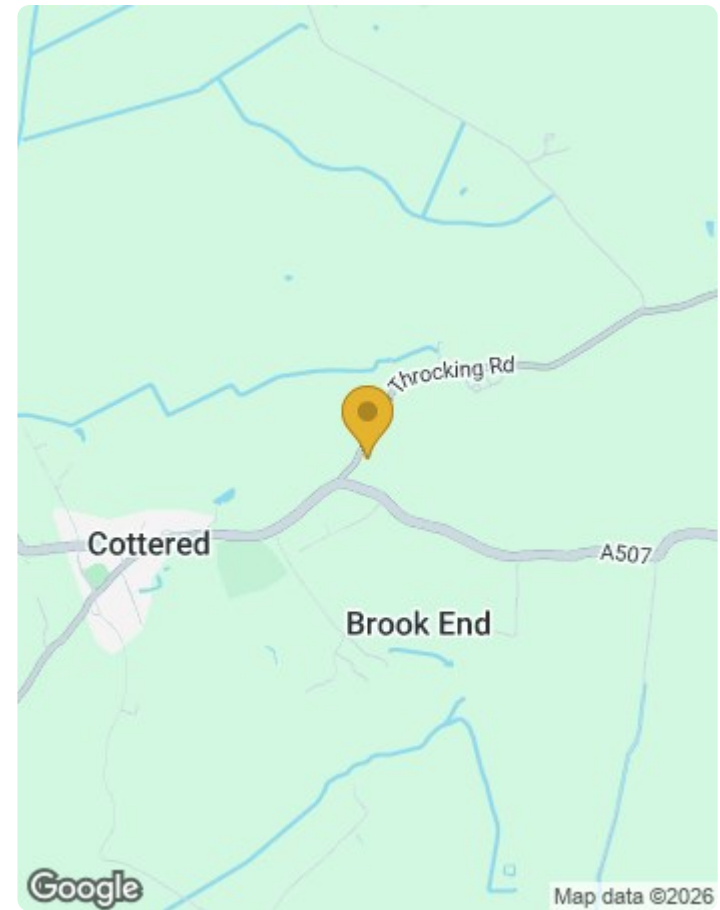


**Haymead End, Cottesred**

Approximate Gross Internal Floor Area : 255.40 sq m / 2749.10 sq ft  
 (Including Garage)

Garage Area : 40.22 sq m / 432.92 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
54	85
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



*Your estate agent*

58a High Street, Buntingford, Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

