






NORGANS

Surveyors & Estate Agents

# 1 HIGH STREET

## GRAVELEY







# 1 High Street

Graveley

Hertfordshire SG4 7LE

## Guide Price £550,000

VIEWINGS TO COMMENCE SATURDAY 23rd May 20226 - CHAIN FREE SALE!!

Professionally modernised and extended by its existing owners, this quant detached cottage is so much more than you can see from the roadside. Whilst retaining its cottage appearance this property has been transformed with a full height vaulted rear living space with galleried landing. The rear of the property is more consistent with a barn style with its timber clad rear facade. The living space is stunning with the space accentuated with the hight of the ceiling, making this cottage feel so stylish.

There are three generous bedrooms and a bathroom on the first floor. A large dining kitchen stretches across the front, Utility. Cloakroom and stunning open plan living complete with log burner.

Outside there is a garage to the side and a enclosed rear garden with sun terrace adjoining the rear of the property.

### Viewing

By appointment with Norgans Estate Agents.






## LOCATION

1 High Street is located at far southern tip of the village. In the middle of the village there is an attractive pond with 2 public house's one of which is currently undergoing significant refurbishment. Stevenage expansion has brought about some added benefits with a new Tesco Express with in close walking distance. Surrounding the village are miles of attractive walks to discover and Chesfield Downs golf course just up the road.

## COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band D This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

## EPC

Current EPC - C

## FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

## TENURE - FREEHOLD

We are advised that this property is Freehold.

## SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

## VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)

## GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

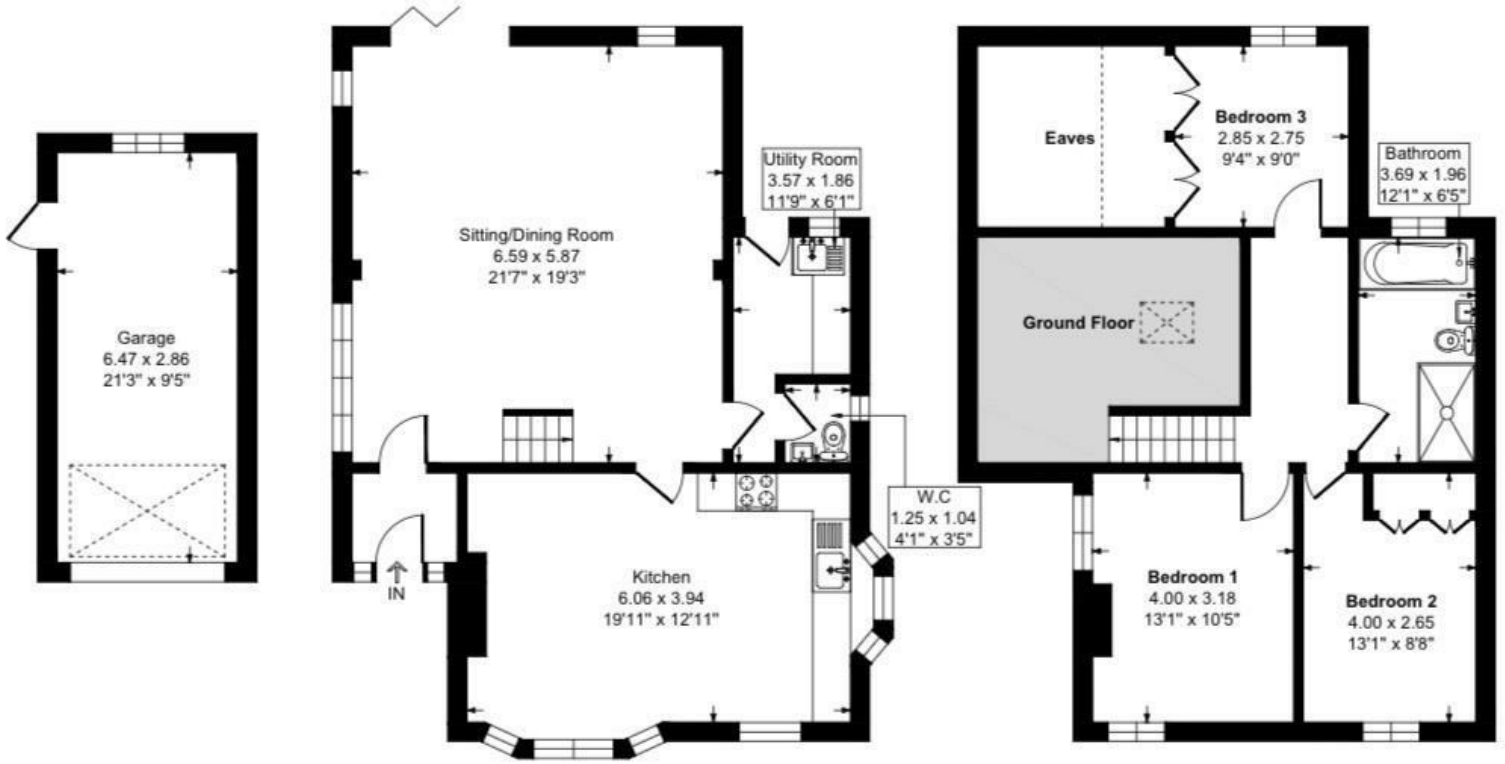
You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

## Outbuilding
Approx. 18.5 sq. metres (199.1 sq. feet)

## Ground Floor
Approx. 67.4 sq. metres (725.8 sq. feet)

## First Floor
Approx. 47.2 sq. metres (508.5 sq. feet)




Total area: approx. 133.1 sq. metres (1433.6 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.


NORGANS
Surveyors & Estate Agents

8 Brand Street, Hitchin, Herts,
SG5 1HX

t: 01462 455225
hitchin@norgans.co.uk
www.norgans.co.uk