

Elliot Heath
ESTATE AGENTS

2 Whitehall Cottages, Hunsdon

Guide Price **£625,000**

2 Whitehall Cottages

Hunsdon, Ware

Charming Victorian semi-detached country home dating from 1880, overlooking protected equestrian fields. Beautifully updated with four bedrooms, south-facing gardens, ample parking & village setting.
Council Tax band: D

Tenure: Freehold

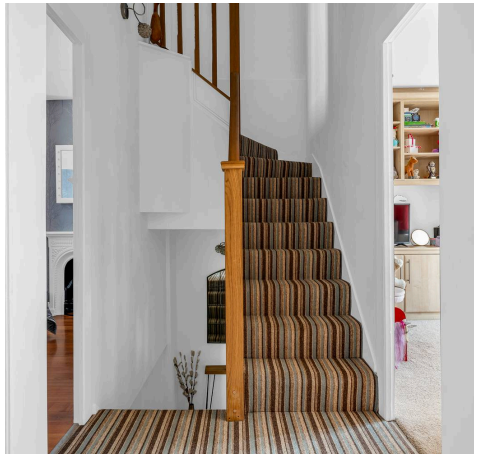
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- 4 Bed Victorian Semi-Detached Country Home
- Generous South-Facing Gardens
- Highly Sought-After Village











Ground Floor
Area: 77.8 m² ... 838 ft²

First Floor
Area: 46.8 m² ... 503 ft²

Second Floor
Area: 14.9 m² ... 160 ft²

Total Area: 139.5 m² ... 1501 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Entrance Hall / Utility Area
With double glazed window to side aspect, radiator, space for washing machine and tumble dryer, fitted storage cupboards, doors to:

Downstairs WC
With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, tiled shower cubicle, wash hand basin, tiled splash back areas, tiled flooring, radiator.

Living Room
Dual aspect with two double glazed windows to front aspect and one to side aspect, two radiators, Oak flooring, feature fireplace, shelving and storage cupboards to alcoves, understairs storage cupboard, door to:

Refitted Kitchen/Dining Room
Dual aspect with double glazed windows to side aspect and double glazed window onto the conservatory. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring, radiator, feature fireplace, stairs rising to first floor landing, double doors opening to:

Conservatory
Of brick and double glazed construction with recently replaced roof, double doors opening onto the rear garden.

First Floor Landing
With stairs to second floor landing and doors to:

Bedroom One
With double glazed window to rear aspect, radiator, feature fireplace and fitted wardrobes.

Bedroom Two
With double glazed window to front aspect, radiator, feature fireplace, fitted wardrobes.







Bedroom Three
With double glazed to rear aspect, radiator, built in wardrobe cupboards and dressing table.

Bathroom
With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, radiator. Heated towel rail and 2 large storage cupboards.

Second Floor Landing
With door to:

Bedroom Four
With double glazed window to front aspect, radiator. Built in mirrored wardrobes Sliding door access to large loft space.









GARDEN

The generous southerly aspect gardens provide a wonderful setting for relaxing and entertaining, featuring a recently laid, spacious patio seating area. The peaceful rural setting overlooks approximately five acres of protected equestrian fields and houses a lovely mature Oak tree.

DRIVEWAY

1 Parking Space

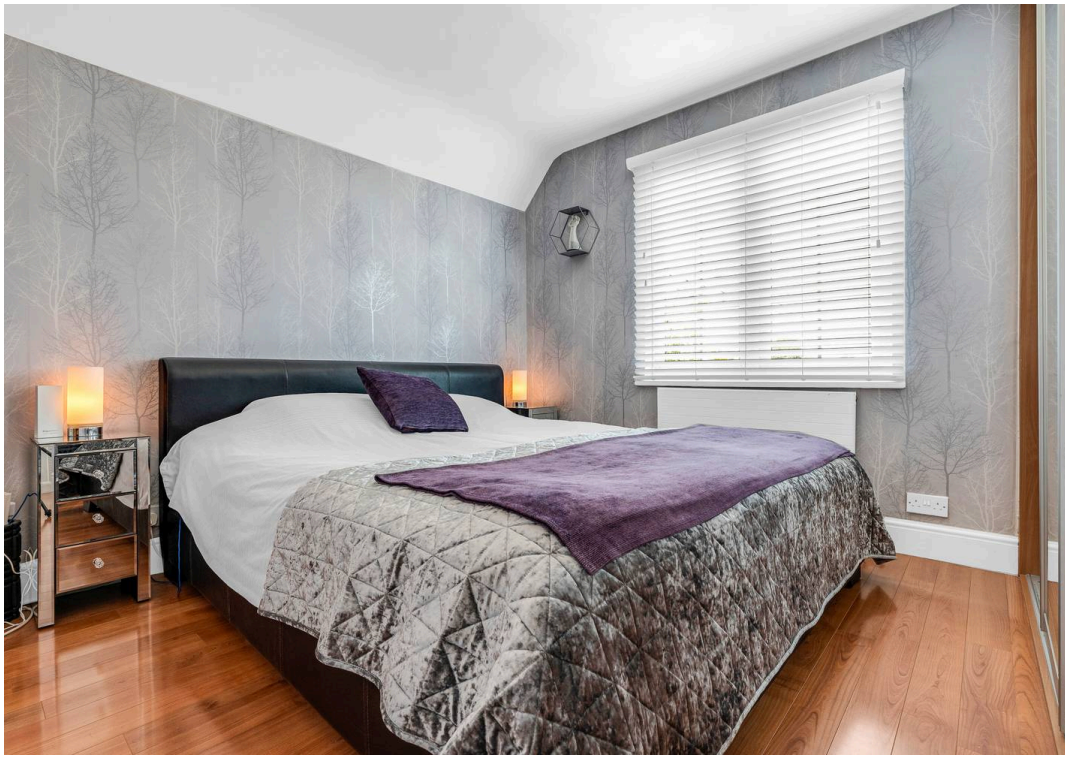
Brand-new stone driveway offers off-street parking for one vehicle.

ALLOCATED PARKING

1 Parking Space

Parking space in the communal parking area.








Coke
HELLFIRE CLUB











Elliot Heath Estate Agents

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