

HARRY CHARLES

Property Specialists

Call us
01923 731313

INTRODUCING

Flaunden, Flaunden HP3 OPW

3 Bedroom House - Mid Terrace for sale

£745,000

Offers in excess of



3 Bedrooms/2 Bathrooms EPC Rating: D

arla | propertymark

PROTECTED

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The Property
Ombudsman
LETTINGS

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JACOBEAN 3 BEDROOM COTTAGE | CIRCA 1620 | NUMEROUS CHARACTER FEATURES | INGLENOOK FIREPLACE | STUNNING GLAZED DINING ROOM | TWO BATHROOMS | KITCHEN/BREAKFAST ROOM | UTILITY & DOWNSTAIRS SHOWER ROOM | COURTYARD GARDEN | COUNCIL TAX BAND E | NO UPPER CHAIN

We are delighted to offer for sale, as Sole Agents, this beautifully presented and sympathetically improved three-bedroom, two-bathroom Jacobean cottage, situated in the highly sought-after and thriving village of Flaunden.

The accommodation is arranged over two floors and includes a welcoming large lounge with a inglenook fire, spacious kitchen/breakfast room, a practical utility room with downstairs shower facilities, and a stunning glazed dining room providing a wonderful space for entertaining while enjoying views of the outside space. To the first floor are two well-proportioned bedrooms and a family bathroom.



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FLAUNDEN, HP3

APPROX. GROSS INTERNAL FLOOR AREA 1172.08 SQ FT / 108.89 SQ M.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	