



## 38 Green End, Braughing, Herts, SG11 2PG

Guide Price **£379,950**

Oliver Minton Village & Rural Homes are delighted to offer For Sale this delightful CHAIN FREE 3-storey 2 bedroom Grade II Listed cottage, located within Braughing's Conservation Area and featuring 2 sections of garden to the rear, with car port and further parking. The Golden Fleece public house is a short walk away, as are delightful walks and rides in the surrounding countryside, whilst in the centre of the village are the other 2 village pubs, church, picturesque ford, community centre, cricket and tennis clubs and the excellent Jenyns First School & Nursery.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



**Living Room**

6.86m x 3.45m (22'6 x 11'4) Dual aspect with sash window to front and window to rear. 2 radiators. Open fireplace with electric stove and exposed brickwork. Exposed beams. Staircase to first floor. Stairs down to Lower Ground Floor.

**Lounge Area**

3.45m x 3.23m (11'4 x 10'7)

**Dining Area**

3.53m x 3.48m (11'7 x 11'5)

**First Floor Landing** Access hatch to loft.

**Bedroom One**

3.23m x 3.05m (10'7 x 10'0) Sash window to front. Radiator. Built-in double wardrobe, hanging rail and cupboard above.

**Bedroom Two**

2.67m x 2.64m (8'9 x 8'8) Window to rear. Radiator. Built-in double wardrobe, hanging rail and cupboard above.

**Lower Ground Floor**

Part glazed door to rear garden.

**Kitchen**

3.40m x 3.25m (11'2 x 10'8) Window to rear. Work surfaces incorporating sink unit with cupboard under. Further base unit housing combination gas fired boiler. Free-standing base cupboards with drawers and work surfaces above and wall unit. Space and plumbing for washing machine. Vinyl flooring.

**Inner Lobby** Storage cupboard. Door to:

**Bathroom**

1.85m x 1.63m (6'1 x 5'4) Comprising bath with shower attachment and glazed shower screen, wash hand basin with cupboard under and WC. Vinyl floor. Heated towel rail. Extractor fan. Part tiled walls.

**Outside - Front Garden**

Gate and pathway to front door. Shingle area and border flower bed.

**Rear Garden**

Mainly shingle based area with stepping stones. Patio area. Timber garden shed.

**Car Port & Parking**

There is parking space for 2 cars alongside each other adjacent to the further garden, beyond the shared turning area.

**Further Garden**

Mainly laid to lawn with shrub borders. Timber garden shed.

**Agents Notes**

There is a flying Freehold on the first floor.

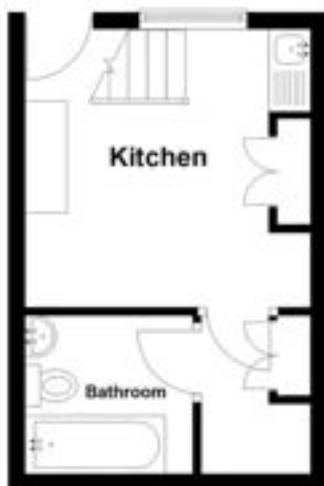
Mains services are connected: mains water, sewerage, electricity. Gas fired central heating to radiators. Broadband speeds can be checked at: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>





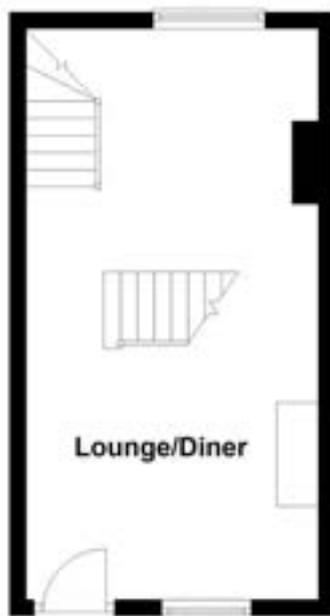
### Lower Ground Floor

Approx. 17.6 sq. metres (189.9 sq. feet)



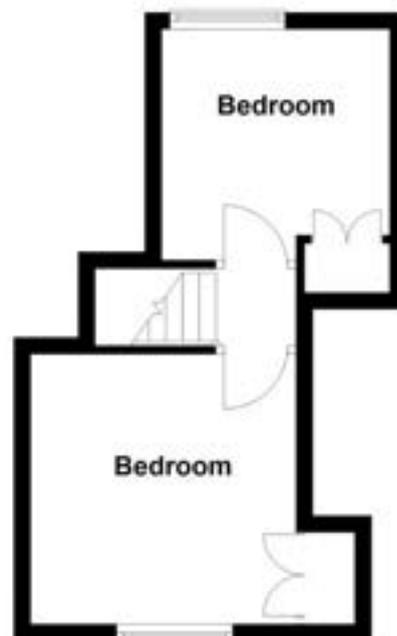
### Ground Floor

Approx. 24.1 sq. metres (259.6 sq. feet)



### First Floor

Approx. 21.8 sq. metres (235.1 sq. feet)



**Total area: approx. 63.6 sq. metres (684.6 sq. feet)**

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Green End**



## Viewing Arrangements

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<https://www.oliverminton.com/>

### MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616