



3 Southfield, Braughing. SG11 2QH

- Guide Price: £520,000 Freehold



**Village & Rural
Mint**
Village & Rural

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Council Tax Band D

Set in arguably one of East Hertfordshire's most sought after villages, this impeccably presented end terrace home is located in a cul-de-sac location within a short walk of the regarded Jenyns first school and nursery. The property features light and bright accommodation throughout, offering three generous bedrooms, modern first floor bathroom, offset living/dining room, contemporary, well equipped kitchen, private rear garden, driveway for two vehicles and garage en bloc with additional parking.

Braughing is home to a range of facilities, including a primary school, a village hall, a local pub and is surrounded by beautiful countryside. The village is well-connected to the surrounding areas, with good transport links to nearby towns of Ware, Hertford and Bishops Stortford, all providing a choice of train stations into London, comprehensive shopping and leisure facilities together with a choice of schools for all ages.

Accommodation

Recently replaced composite front door opening to:

Enclosed Entrance Porch : Meter cupboard. Space for coats and shoes. Vertical radiator. Door to:

Offset Living/Dining Room - 7.37m x 5.26m (24'2" x 17'3")

Overall measurement narrowing to 2.88m (9'5") in dining area. Bright and airy room with wide double glazed window to front aspect and double doors opening directly to the rear garden. Stairs rising to first floor and under stairs cupboard. Inset, wall mounted, modern pebble fire to chimney breast. Two radiators.

Kitchen - 4.52m x 3.47m (14'9" x 11'4")

Fitted with a range of modern wall and base cabinets complemented by sleek profile thin slate effect worktops, matching up-risers and bespoke brushed steel splash-backs. Inset sink with mixer tap. 'Neff' double oven/grill and microwave. Matching multi-zone induction hob with illuminated 'AEG' extractor over. Integrated side-by-side fridge and freezer. Spaces and plumbing for dishwasher, washing machine and tumble dryer. Kick-plate heater and inset LED lighting. Double glazed window to rear.

First Floor

Landing with loft access hatch. The loft is part boarded with a pull down ladder with light connected. Also houses the 'Baxi Duo-Tec' combination gas fired boiler.





Bedroom - 3.71m x 2.95m (12'2" x 9'8")

Measured up to fitted furniture. Double glazed window to front. Radiator. Comprehensive range of bespoke fitted wardrobe cupboards by 'Hammonds at Fishpools'.

Bedroom - 2.92m x 2.78m (9'6" x 9'1")

Double glazed window to rear. Radiator. Freestanding wardrobe to fit alcove remaining.

Bedroom - 2.68m x 2.13m (8'9" x 6'11")

Double glazed window to front. Double fitted wardrobe/storage cupboard. Vertical radiator.

Bathroom - 2.1m x 1.93m (6'10" x 6'3")

Modern white suite: Panel enclosed bath with over bath shower and rain-fall shower head. Glazed screen. Vanity wash hand basin with drawers below. Low flush w.c. Chrome heated towel rail. Part tiled walls in complementary ceramics and contrast wood laminate flooring. Frosted double glazed window.

Exterior : The property benefits from a block paved driveway to the front of the house providing parking for two vehicles.

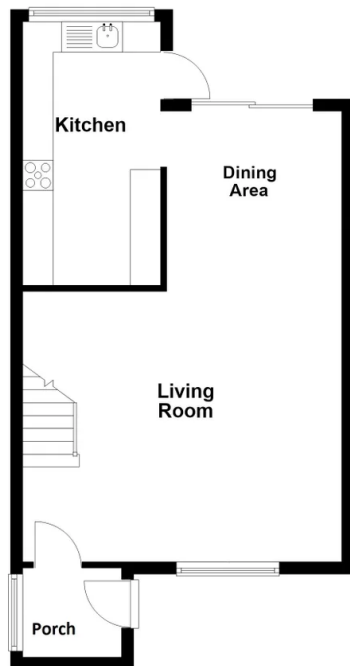
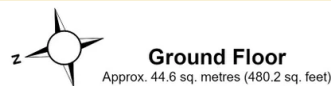
Rear Garden - 12.19m approx.(40') Private, south-easterly aspect garden with a generous paved sun terrace to the immediate rear of the house. Step up to lawn area with mature borders. Timber garden store. Outside water tap. Gated side access and rear right of way access and gate. Wide side garden with potential to extend (subject to the usual planning consents)

Garage En-Bloc : Third garage from the right as facing the block. Up and over door.

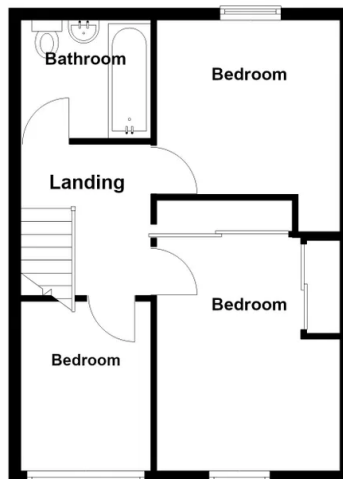
Services : All mains services connected, electricity, water and drainage. Gas central heating to radiators (untested)

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





First Floor
Approx. 38.6 sq. metres (415.9 sq. feet)



Total area: approx. 83.2 sq. metres (896.1 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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Southfield

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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