Oliver Minton
Village & Rural Homes



12a Hallingbury Close, Little Hallingbury
Bishop's Stortford, Herts CM22 7PL

Asking Price
£435,000 Freehold

BEST OFFERS INVITED FOR THE FREEHOLD - VIEWINGS TO COMMENCE ON 1st SEPTEMBER....PROCEEDABLE BUYERS ONLY...

Oliver Minton Village & Rural Homes are delighted to offer this superbly modernised and extended chalet style detached house offered for sale CHAIN FREE and ready for immediate occupation.

On a good size corner plot, there is plenty of parking on the sweeping gravel driveway and the enclosed gardens extend to the side an rear, with large patio area, extensive lawn and a useful summer house/home office.

There is double glazing, a new gas central heating system, fully integrated kitchen, separate utility room, large dual aspect living room, 2 first floor bedrooms and a newly updated shower room.

The added bonus with this house is the single storey side/rear extension which has added a principal ground floor bedroom or further reception room with en-suite bathroom.

Little Hallingbury is a popular Essex village with public house, Parish church, village hall with part-time post office and a well regarded primary school.

The market town of Bishop's Stortford is just over two miles away and has a mainline railway station with an excellent commuter service to London's Liverpool St. station.





ENTRANCE HALL Double glazed front door. Stairs to the first floor with understairs storage cupboard. Radiator. Wood laminate flooring.

UTILITY ROOM 1.65m x 1.55m (5'5 x 5'1) Stainless steel sink unit with mixer tap and cupboard below. Work surface with space for washing machine below. AEG washing machine included. Extractor fan. Wood laminate flooring. Double glazed window to side. 'Viessman' gas fired boiler.

EXCELLENT FITTED KITCHEN 3.53m x 2.44m (11'7 x 8'0) Fitted with a range of soft closure wall, base and drawer units with concealed lighting over work surfaces incorporating white sink unit. Integrated appliances including built-in oven, induction hob with stainless steel extractor hood above, fridge/freezer and dishwasher. Breakfast bar. Radiator. Double glazed windows to side and rear and door to rear garden. Inset ceiling lights.





BEDROOM ONE / RECEPTION ROOM
3.56m x 3.12m (11'8 x 10'3)

A versatile room with its own independent access door via the side garden. Could be used as a downstairs bedroom, guest room, study or playroom. Double glazed window to side including door to garden. Radiator. Wood laminate flooring. Door to:

EN-SUITE BATHROOM
3.12m x 1.24m (10'3 x 4'1)

Newly fitted white suite comprising vanity unit wash basin with mixer tap and cupboards below, adjacent fitted cupboard and WC with concealed cistern. Bath with folding shower screen, mixer tap and shower above. Extractor fan. Wood laminate flooring. Double glazed window to rear. Heated towel rail.

FIRST FLOOR LANDING

Radiator. Double glazed windows to the front and side. New fitted carpet.

BEDROOM TWO
5.38m max at floor level x 3.45m reducing to 3.07m

Double glazed windows to front and side. Radiator. New fitted carpet.

BEDROOM THREE
3.84m max x 2.03m (12'7 max x 6'8)

Radiator. Double glazed window to the front. New fitted carpet. Access hatch to loft space.

SHOWER ROOM
2.31m x 1.75m including shower (7'7 x 5'9 includin

Modern white suite comprising vanity unit wash basin with mixer tap and cupboard below. Low level flush WC. Large shower cubicle with glazed shower door. Recess with fitted shelving. Extractor fan. Double glazed skylight window to the side. Wood laminate flooring. Programmable heated towel rail. Mirror fronted cabinet with integrated LED lighting.

OUTSIDE

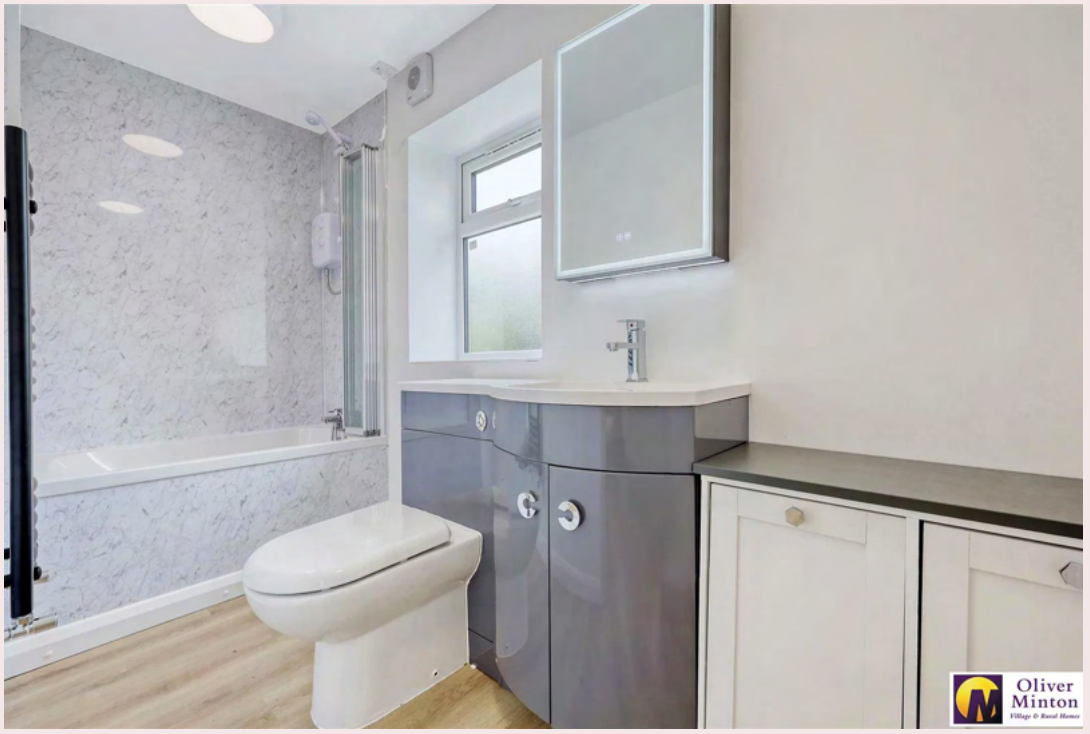
The house is on a corner plot with gardens to the front, side and rear.

FRONT GARDEN & DRIVEWAY

A wide garden with an extensive gravel driveway which provides off-road parking for several vehicles. Semi-circular flower bed with various heathers, evergreen shrubs and plants. New 6' fence to one side and on the other side is a large flower bed with evergreen plants and pampas grass.

SIDE & REAR GARDEN
20.73m average width x 9.14m depth (68'0 average width)

Extensive paved patio areas and lawn. Enclosed by panelled fencing and wall. Useful detached summer house/home office with power and light connected. Specimen magnolia tree. Garden shed. Corner flower bed and an established buddleia. Gated side access. Outside lights, power point and water tap.



SERVICES

All mains services connected. Gas central heating to radiators.

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

Council Tax Band: E











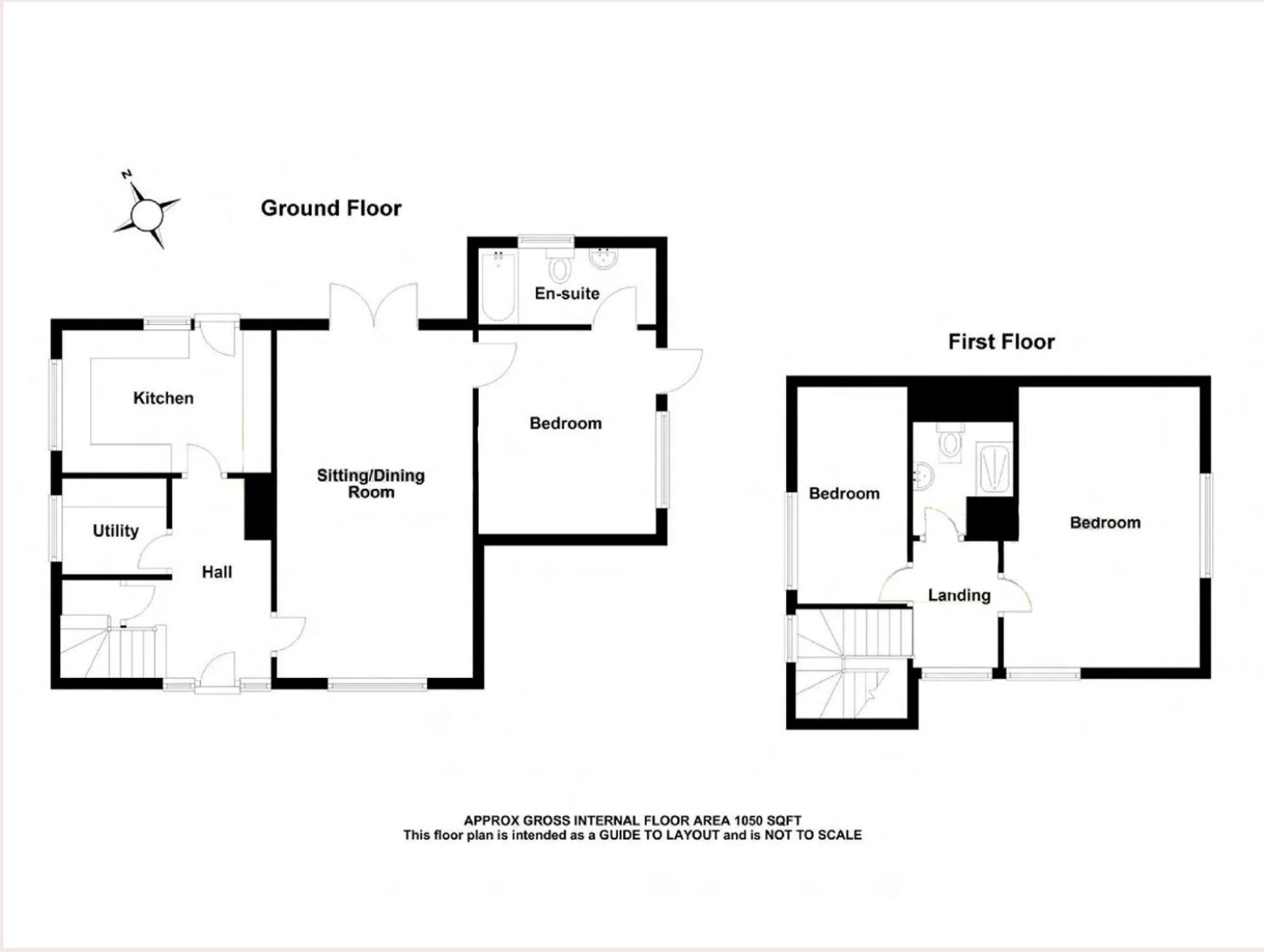
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No 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.







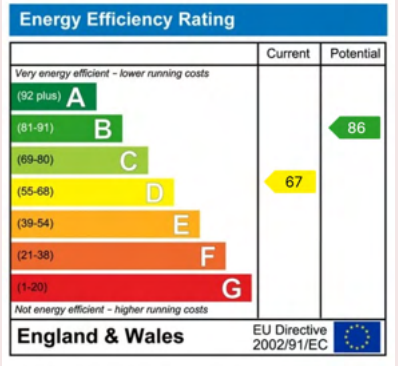




APPROX GROSS INTERNAL FLOOR AREA 1050 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE







Puckeridge Sales Viewings

28 High Street, Puckeridge, Herts SG11 1RN

01920 822999

puckeridge@oliverminton.com

https://www.oliverminton.com/

Oliver Minton
Village & Rural Homes