



Mulberry House, Friars Road, Braughing

SG11 2NH

Price Guide £995,000



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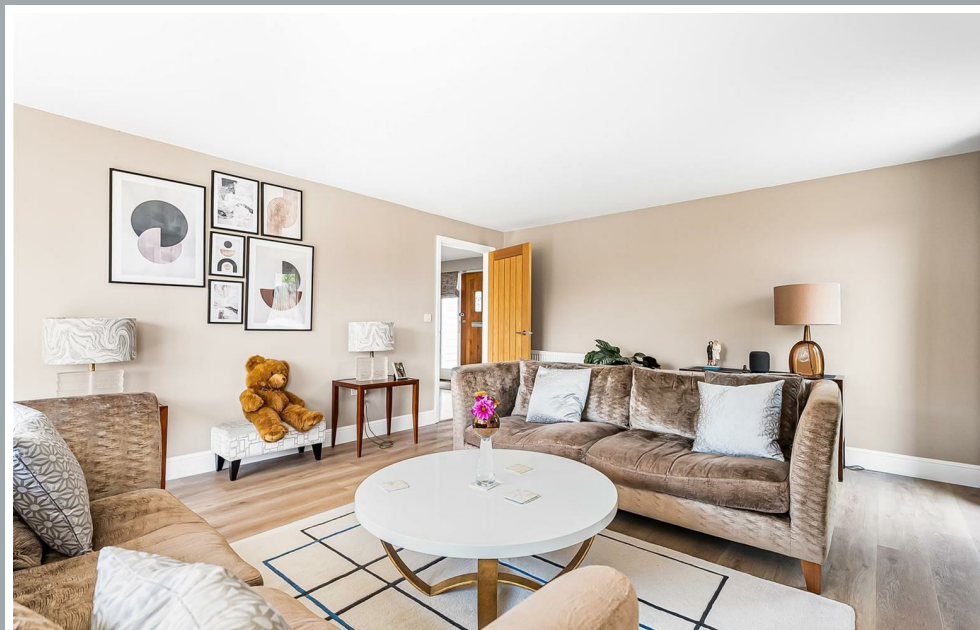
Mulberry House Friars Road, Braughing, Hertfordshire, SG11 2NH

A beautifully appointed and spacious detached family home occupying an enviable position tucked away in the centre of the highly sought after village of Braughing. The well balanced accommodation comprises of an airy entrance hall with downstairs cloakroom, a large living room, study/home office, a spacious family sized kitchen/dining/living room and a large separate utility room. On the first floor, there are 5 good size bedrooms with two en-suite shower rooms and a large family bathroom. Externally, Mulberry House is approached by a private driveway provide amply parking and leads to an integral double garage. The rear gardens surround the house with lawned areas, paved entertaining spaces and directly adjoining the village sports recreational ground, which provides a beautiful open aspect to the gardens and most rooms. Internal viewing is essential to fully appreciate this fine family home.

Located within the centre of picturesque Hertfordshire village of Braughing. This home enjoys a superb setting surrounded by rolling countryside, yet is only a short walk from the many village amenities including a choice of three popular village pubs and the village primary school to name a few. Braughing offers a strong community atmosphere, excellent scenic walking routes, while excellent transport links via the nearby A10 provide easy access to Hertford, Cambridge, London and Stansted Airport. This sought-after location offers the perfect balance of peaceful village living and modern connectivity.



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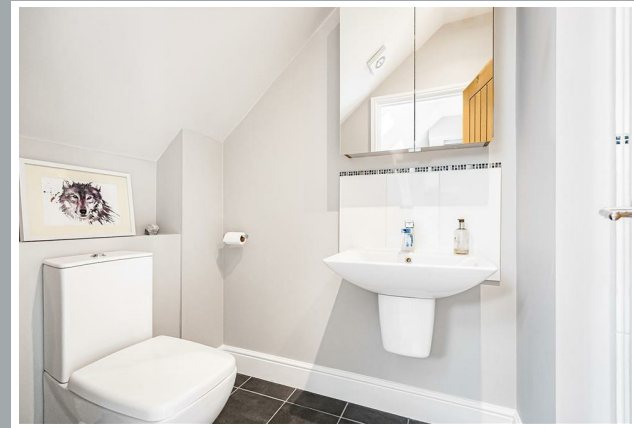
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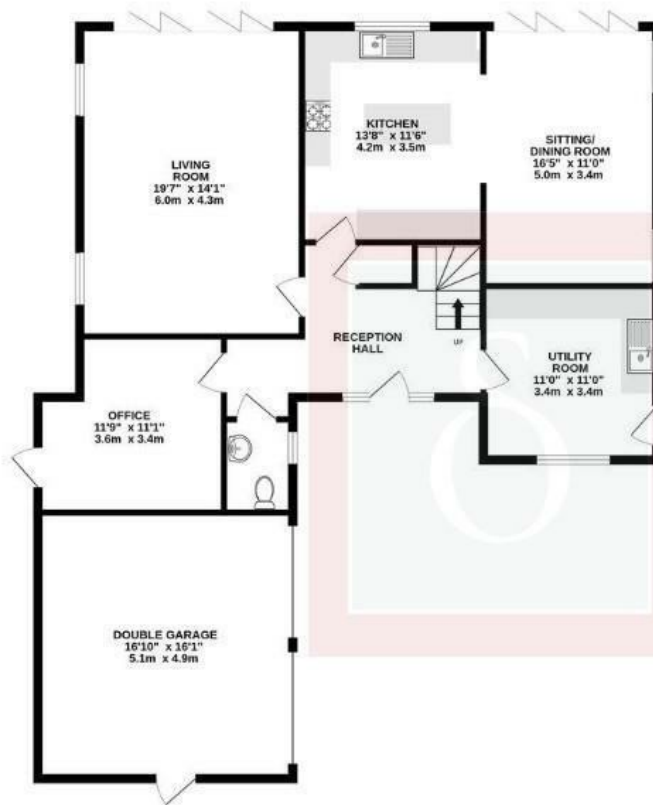


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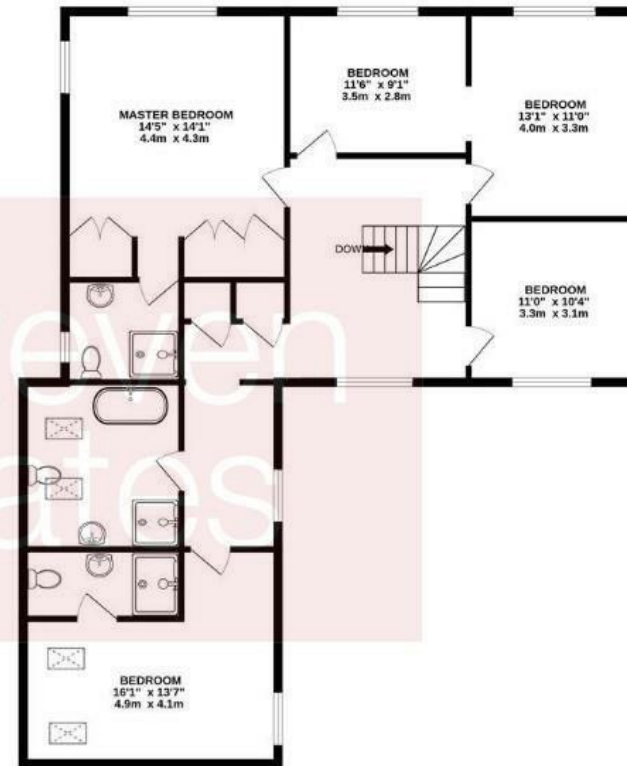


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GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
1245 sq.ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA : 2533 sq.ft. (235.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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