

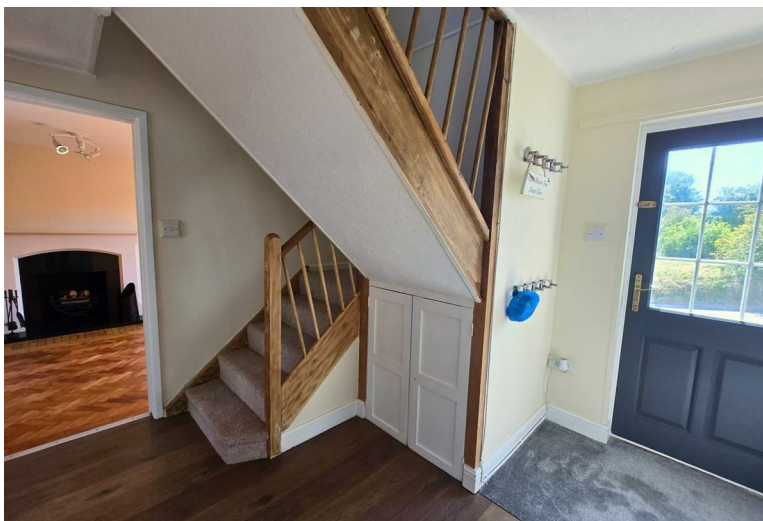


**Oliver  
Minton**  
*Sales & Lettings*

**12 Ridgeway,  
Little Hadham**  
Herts SG11 2BT  
**Asking Price £375,000**

**CHAIN FREE!** Oliver Minton Village & Rural Homes are pleased to offer this 3 bedroom semi-detached home located in the sought after village of Little Hadham, a popular by-passed village off the A120 between Bishops Stortford and Standon/Puckeridge. The property is being sold with no upper chain involved. The market town of Bishop's Stortford is located approximately 4 miles away and offers rail links in to London and Stansted Airport, which is approximately 10 miles from the property. The local primary school, Village Hall and pub/restaurant are located nearby. Delightful countryside surrounds Little Hadham.





## ACCOMODATION COMPRISES

Front door giving access to:

### HALLWAY

Wooden boarded floor. Radiator with decorative cover. Stairs leading to first floor. Doors to bathroom, kitchen and living room.

### BATHROOM 2.57 x 1.65 (8'5" x 5'5")

White suite comprising enamel bath with electric Triton shower above, wash hand basin and high flush WC. Double glazed obscure UPVC. Ceramic tiled floor. Fully tiled walls. Chrome heated towel rail.

### LOUNGE 4.62m x 3.20m (15'2" x 10'6")

Wood block floor. Double uPVC window to front. Two radiators. Open fireplace. Part glazed door at rear to Playroom.



### **PLAYROOM/FAMILY ROOM 3.51 x 3.66 (11'6" x 12'0")**

Could potentially also be used as a 4th bedroom. Wood laminate floor. Dual aspect double glazed uPVC windows to side and rear. uPVC French doors to the garden. Fitted cupboards.

### **KITCHEN / BREAKFAST ROOM 4.57 x 2.49 (15'0" x 8'2")**

Wood laminate floor. Dual aspect double glazed uPVC windows to front and rear. Fitted with wall and base units with work surfaces and matching breakfast bar. Stainless steel inset sink and drainer unit with mixer tap. Built in AEG electric halogen hob with electric oven below and extractor above. Plumbing for dishwasher. Radiator. Side doorway opening to utility room.

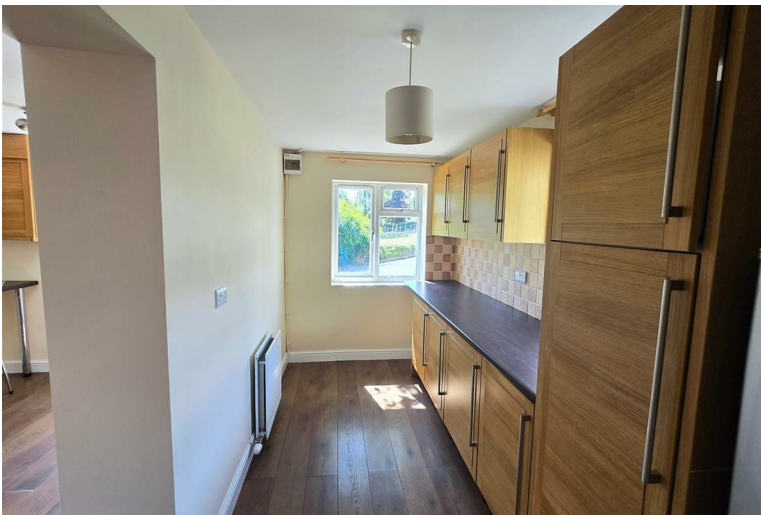


### **UTILITY ROOM 4.57 x 1.91 (15'0" x 6'3")**

Wood laminate floor. Dual aspect double glazed uPVC windows to front and side. Fitted wall and base units with work surfaces. Plumbing for washing machine and space for fridge/freezer. Stable door to rear garden.

### **LANDING**

Access hatch to loft. Fitted wardrobe cupboards. Double glazed 'Velux' style window. Door to built in airing cupboard, housing hot water cylinder.



### **BEDROOM ONE 3.81m x 5.69m + wardrobe (12'6" x 18'8" + wardrobe)**

Dual aspect double glazed uPVC windows to front and rear. Radiator. Fitted wardrobes.

### **BEDROOM TWO 3.81m x 2.39m (12'6" x 7'10")**

Double glazed uPVC window and 'Velux' style window to front and rear views. Radiator. Fitted wardrobes. Two radiators. Access hatch to loft.



### **BEDROOM THREE 4.14m x 1.93m (13'7" x 6'4")**

Double glazed uPVC window to side. Radiator. Wood laminate floor. Door to built in wardrobe cupboard. Sloping roof eaves.

### **CLOAKROOM**

'Saniflo' WC and wash hand basin. Double glazed uPVC window to rear. Radiator.

### **OUTSIDE**



## FRONT

Area of lawn and path to front door. Access gate to rear garden.

## REAR GARDEN 10.24 x 12.19 (33'7" x 40'0")

Area of lawn and decked area. Enclosed by panelled fencing. Outside tap. Rear/side access gate.

## The Ridgeway Playing Field & Village Hall

The Ridgeway enjoys it's own private children's playing field less than 100 yards from the house and the Village Hall is also just a short walk away.

## AGENTS NOTES

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

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





#### **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

## FLOOR PLAN TO FOLLOW

**Tenure:** Freehold

**Council Tax Band:** C

**Viewing Arrangements:**

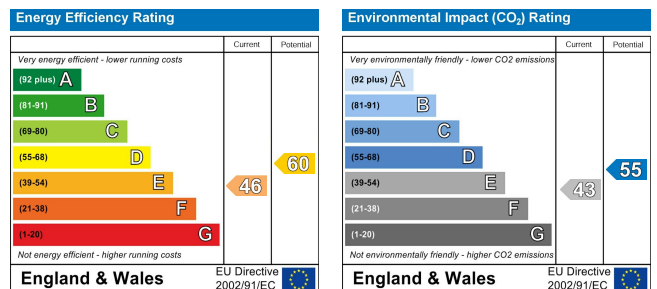
Strictly by appointment

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