



Elliot Heath
ESTATE AGENTS

31 High Street, Hunsdon
Guide Price **£415,000**

31 High Street

Hunsdon, Ware

Charming period home in popular village with open plan living, 2 bedrooms, refitted kitchen & bathroom, 100ft garden, barn, and countryside views. Close to amenities & rail links to London.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Ground Floor
 Area: 28.7 m² ... 309 ft²

First Floor
 Area: 28.6 m² ... 308 ft²

Total Area: 66.3 m² ... 714 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
 Property marketing provided by www.matthewkyle.co.uk

Accommodation

Private front entrance door to:

Living/Dining Room

Dual aspect windows with fitted shutters to front and rear aspect, exposed timbers, two attractive fireplaces, two radiators, wood flooring, under stairs storage cupboard, open to:

Refitted Kitchen

With window to rear aspect and door giving access to the rear garden. Refitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled walls, wood flooring,

First Floor Landing

With doors to:

Bedroom One

With window to front aspect, fitted wardrobe cupboard, radiator, wood panelling to one wall.

Bedroom Two

With window to rear aspect, built in storage cupboard, fitted wardrobe cupboards, attractive feature fireplace, radiator.

Refitted Bathroom

With window to rear aspect. Refitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, concealed cistern wc, radiator, fully tiled walls, wood flooring.

Barn

Useful utility area and barn which would lend itself to a home office/studio.





FRONT GARDEN

Attractive cottage style front garden.

REAR GARDEN

The rear garden extend to over 100ft with a patio seating area and fenced borders. Also included a useful barn which could be converted to a home office/study.







Elliot Heath Estate Agents

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