



Elliot Heath
ESTATE AGENTS

27 High Street, Hunsdon
Guide Price £700,000

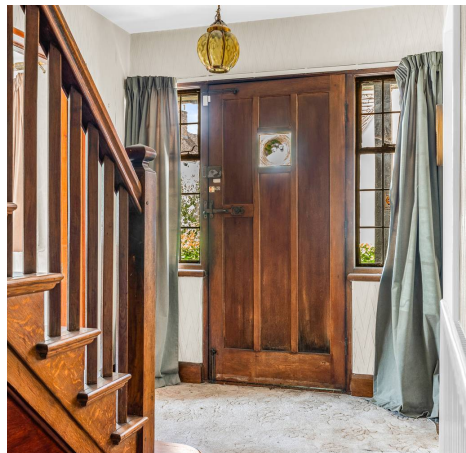
27 High Street

Hunsdon, Ware

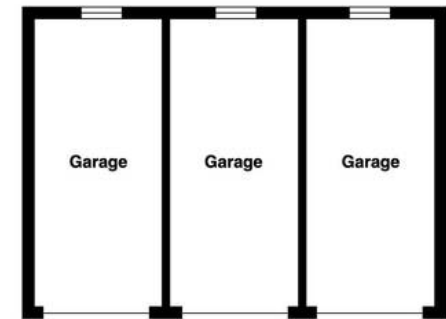
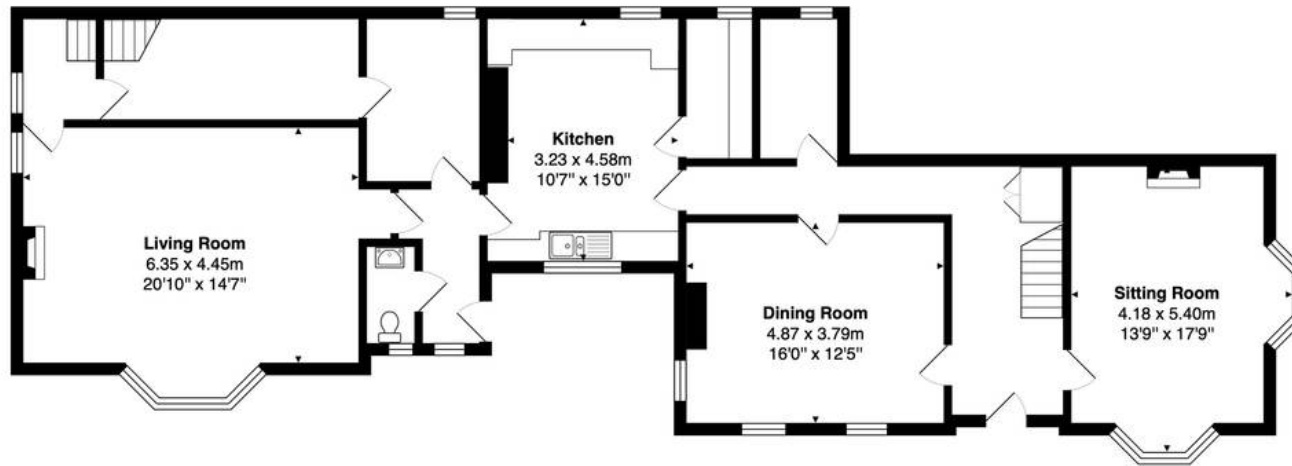
Charming, deceptively spacious former village bakery offering flexible family accommodation, 4 bedrooms, generous gardens with a brook, driveway, 4 garages, & annexe potential in the heart of Hunsdon.

Council Tax band: G

Tenure: Freehold



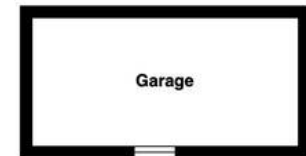
Ground Floor
Area: 136.6 m² ... 1470 ft²



Outbuilding
Area: 41.2 m² ... 443 ft²



First Floor
Area: 112.3 m² ... 1209 ft²



Outbuilding
Area: 12.2 m² ... 131 ft²

Total Area: 302.2 m² ... 3253 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

Entrance Hall

With stairs rising to first floor landing, built in storage cupboard, radiator, doors to:

Sitting Room

13' 9" x 17' 9" (4.18m x 5.40m)

Dual aspect with bay windows to front and side aspect, feature fireplace, electric wall heater, fitted with a range of base storage units.

Dining Room

16' 0" x 12' 5" (4.87m x 3.79m)

With three windows to front aspect, two radiators, fitted shelving and cupboards to alcoves.

Store

Large store with window to rear aspect.

Kitchen

10' 7" x 15' 0" (3.23m x 4.58m)

Dual aspect with windows to front and rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, radiator, large built in storage cupboard with window to rear aspect, door to:

Hallway

With window to front aspect, radiator, doors to:

Cloakroom

With window to front aspect with obscure glass. Fitted with a suite comprising low flush wc, wash hand basin, radiator.

Living Room

20' 10" x 14' 7" (6.35m x 4.45m)

Dual aspect with bay window to front aspect and window to side aspect, feature fireplace, wood cladding, radiator, door to:

Rear Lobby

With window to side aspect, stairs rising to first floor, door to:

Rear Hallway

With radiator and door to:



Utility

With window to rear aspect, appliance space, wall mounted boiler, radiator, door to hallway.

First Floor Landing

Dual aspect with windows to front and rear aspect, radiator, built in storage cupboard, doors to:

Bedroom One

16' 2" x 12' 6" (4.92m x 3.80m)

With windows to front aspect, radiator, fitted wardrobe cupboard.

Bedroom Two

13' 7" x 14' 10" (4.15m x 4.51m)

Dual aspect with bay window to side aspect and window to front aspect, radiator.

Bedroom Three

14' 5" x 11' 9" (4.40m x 3.58m)

With window to front aspect, radiator, fitted wardrobe cupboards.

Bedroom Four

7' 11" x 11' 9" (2.42m x 3.58m)

With window to front aspect, wood cladding, radiator.

Bathroom

With window to front aspect. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, pedestal wash hand basin, low flush wc, bidet, tiled splash back areas, heated towel rail.

Bathroom

With window to front aspect. Fitted with a suite comprising panel enclosed bath with shower over, vanity unit with inset wash hand basin, low flush wc, tiled splash back areas, radiator.

Rear Landing

With window to side aspect and stairs to rear lobby.





GARDEN

Generously sized garden mainly laid to lawn with fruit trees and mature planting and an attractive brook running along one side, perfect for enjoying outdoor leisure and entertaining guests.

DRIVEWAY

1 Parking Space

Driveway giving access to the four garages.

GARAGE

4 Parking Spaces

Four garages, offering excellent storage or workshop potential.







Elliot Heath Estate Agents

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